



105 Baslow Drive  
Heald Green SK8 3HW  
Asking Price £450,000

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# 105 Baslow Drive

## Heald Green SK8 3HW

### Asking Price £450,000

A Very Well presented, versatile and spacious, FREEHOLD, Four Bedroom, Extended Semi Detached.

Built by Lomas and later extended, this lovely home offers: Entrance Hall, Lounge/Dining Room, Home Office, Fitted Kitchen/Breakfast Area, Laundry Room, Downstairs WC and Conservatory. On the first floor are Four Bedrooms and a Modern White Bathroom/WC/Shower. In addition, the Loft is floored for additional storage. Outside: Forecourt parking for two cars and enclose gardens to the rear complete with shed.

The property lies within a mile of Heald Green Village/Station. Other centres are close by. Within a few miles are both the M56/M60 Motorways, Manchester Airport and the large stores on the A34 bypass. Heald Green lies some nine miles south of the City Centre in a highly sought after commuter belt.

This is a true family home not to be missed at a SENSIBLE asking price.

- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Conservatory
- Four Bedrooms & Dressing Room
- Study/Snug
- Large Kitchen/Breakfast Area
- Freehold

Entrance Porch  
7'3" x 3'1"

Entrance Hall  
15'1" x 6'4"  
Built in Cupboard

Downstairs WC  
Low Level WC

Lounge  
23'9" x 11'4" max  
Attractive Fire Surround with Fitted Gas Fire  
Bi-Fold Doors to:

Conservatory  
11'4" x 7'9"  
PVCU Double Glazing

Study/Snug  
11'1" x 6'4"

L Shaped Kitchen/Dining Area  
15'9" x 11'8" to 10'6" x 6'4"  
Part Tiled Walls, Fitted Units, Integrated Appliances (Dishwasher, Fridge/Freezer), Gas Hob  
Oven/Grill, Extractor Hood

Utility Cupboard  
5'4" x 3'4"  
Plumbing for Washing Machine, Extractor Fan

Landing

Bedroom One  
11'6" x 11'3"

Bedroom Two  
12'1" x 10'4"

Bedroom Three  
12'6" x 6'4"  
With Dressing Room off 9' x 6'4"

Bedroom Four  
7'9" x 6'4"

Family Bathroom/WC  
8'x 7'3"  
Panelled Bath, Corner Shower Unit, Wash Basin, Low Level WC

Loft  
Flooring plus Folding Ladder

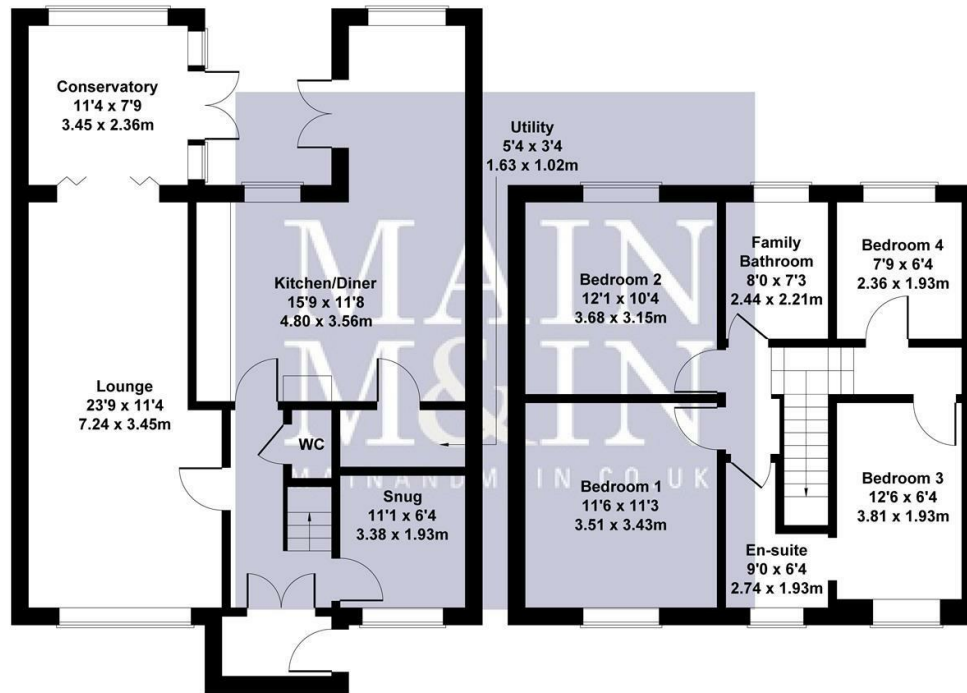
Outside  
Forecourt parking (2 cars)  
Enclosed Gardens to Rear, Fencing, Patio, Lawns, Shed etc

Tenure: Freehold  
Council Tax: SMBC D



### Baslow Drive

Approximate Gross Internal Area  
1404 sq ft - 130 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026  
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To view this property call Main & Main on 0161 437 1338

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Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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**Heald Green (Head Office)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

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Company Registration No. 5615498