



68 Ashdale Drive
Heald Green SK8 3SY
Offers Over £400,000

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68 Ashdale Drive Heald Green SK8 3SY

Offers Over £400,000

Beautifully-presented throughout, this greatly extended home offers spacious and versatile living space, with a large dormer roof conversion providing significant additional accommodation.

An entrance hallway leads to a stylish refitted kitchen with modern units including larder-style cupboards. It is fitted with comprehensive range of integrated appliances including a dishwasher, fridge, freezer, oven, microwave, induction hob and a washer-dryer. A well-proportioned living/dining room with feature fireplace and oak flooring leads on to an internal hallway and the following accommodation: A large bedroom with built-in storage, a single bedroom/office, a modern shower room/WC, a further reception room and a conservatory which overlooks the rear garden.

A staircase from the internal hallway leads up to a wide first floor landing which in turn leads to a generously-proportioned master bedroom, a further bedroom and a spacious, modern bathroom which features a walk-in shower enclosure and a contemporary bath.

The property stands behind a wide driveway which extends alongside the building and leads on to a detached garage. To the rear is a pleasant enclosed garden with a lawned expanse, seating area and a selection of well-established trees and shrubs which afford a good degree of privacy.

This stylish home has benefited from various recent improvements, including a replacement combination boiler. It will impress those who view with the high standard of presentation and by the surprising amount of living space provided which can be configured to suit your own needs/preferences.

Ashdale Drive forms part of a well-regarded residential area, with excellent access to transport links, amenities and schools.

- Gas Central Heating
- PVCU Double Glazing
- Four Bedrooms
- Stylish Modern Fitted Kitchen
- Two Bathrooms
- Versatile Accommodation
- Driveway
- Garage
- Gardens
- Popular Location

Entrance Hall
6' x 4'3"

Lounge
18'7" x 12'8" red to 11'

Kitchen
15'3" x 8'8" red to 5'8"

Family Room
11'10" x 10'7" red to 8'6"

Bedroom
14'3" x 9'7"

Bedroom
8'8" x 7'9"

Conservatory
11'5" x 8'9"

Bathroom
8'8" x 4'9"

First Floor

Bedroom
21'6" red to 18'8" x 11'5"

Bedroom
21'6" x 9'9" red to 6'6"
Some restricted head height

Bathroom
8'10" x 6'9"

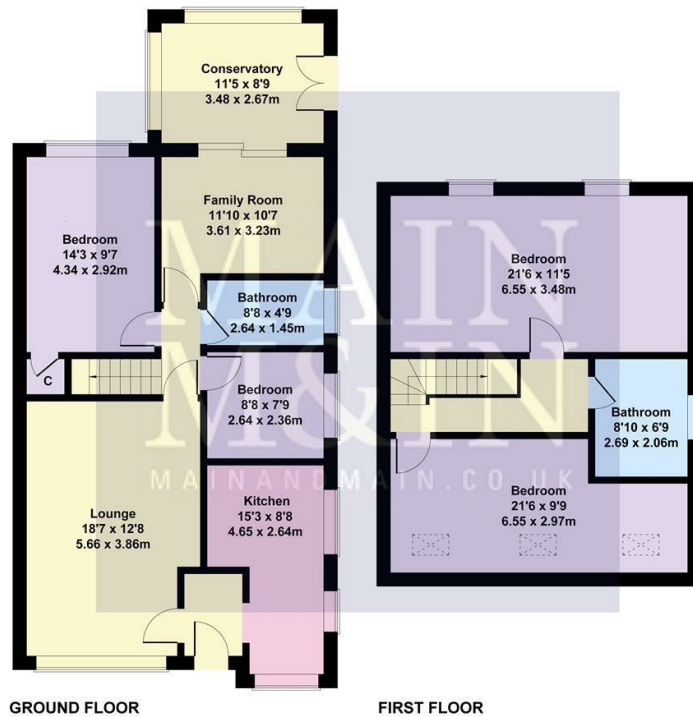
Externally
Well-proportioned gardens to the front and rear.
Driveway leading to detached garage.



Tenure: Freehold
Council Tax: Stockport MBC D



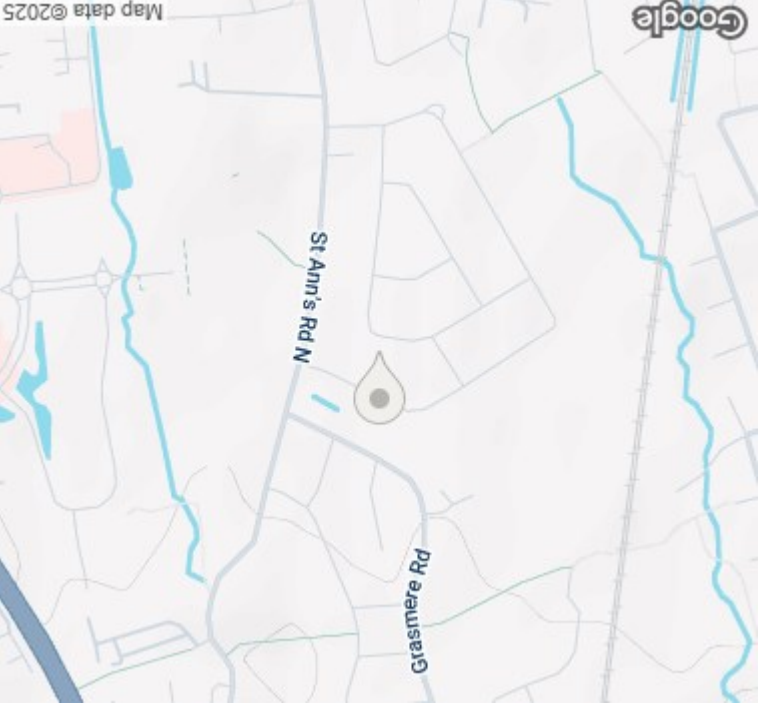
Ashdale Drive
Approximate Gross Internal Area
1507 sq ft - 140 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



To view this property call Main & Main on 0161 437 1338



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	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO2 emissions	
Current	Potential
83	68

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO2 emissions	
Current	Potential

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