



2 Syddall Avenue
Heald Green SK8 3AB
Offers Over £550,000

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2 Syddall Avenue Heald Green SK8 3AB

Offers Over £550,000

This attractive extended detached residence is presented to an excellent standard throughout. It provides accommodation which will suit family purchasers in particular, which comprises: A wide entrance hallway leads through to a dining room with bay window to the front and double internal doors into a well-proportioned lounge with inglenook and feature fireplace, with a door leading to the rear garden. There is a fitted kitchen and a downstairs WC.

To the first floor is a split landing: To the left are two good double bedrooms, a single bedroom and a stylish family bathroom with white suite, including a freestanding bath and a large shower enclosure. The extension provides a further large bedroom which is served by an en-suite shower room/WC.

The property occupies a generous garden plot: To the front is a driveway which provides off road parking space, with retractable security posts. A garage door leads to a large covered car-port which would suit conversion into additional living space if desired: Indeed, planning permission has been granted for this, with a further single storey extension to the rear: Please see Stockport Council's Planning Portal, reference: DC/089440.

The rear garden enjoys a pleasant aspect and a good degree of privacy. There are paved seating areas, a large central lawn and well-stocked planted borders. A large timber shed/summerhouse stands towards the end of the garden.

The house forms part of a sought-after residential area, with excellent transport links, popular schools and plentiful amenities. This is an impressive home which warrants an early internal inspection in order to avoid disappointment.

Tenure: Freehold
Council Tax: Stockport E

- Extended Detached Residence
- Four Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Downstairs WC
- Air Conditioning to 4 Rooms
- Attractive Gardens
- Large Shed/Summerhouse
- Alarm/CCTV Installation
- Planning Permission For Further Extension

Entrance Hallway

Downstairs WC

Dining Room
13'3 into bay x 12'9

Lounge
12'0 max x 13'1 into bay

Kitchen
16'9 x 8'6

First Floor Landing

Bedroom One
13'4 into bay x 12'9 max

Bedroom Two
12'0 x 11'3

Bedroom Three
16'9 x 7'6

En-suite Shower/WC
4'2 x 7'4

Bedroom Four
8'6 x 7'0

Bathroom
8'10 max x 8'5 max

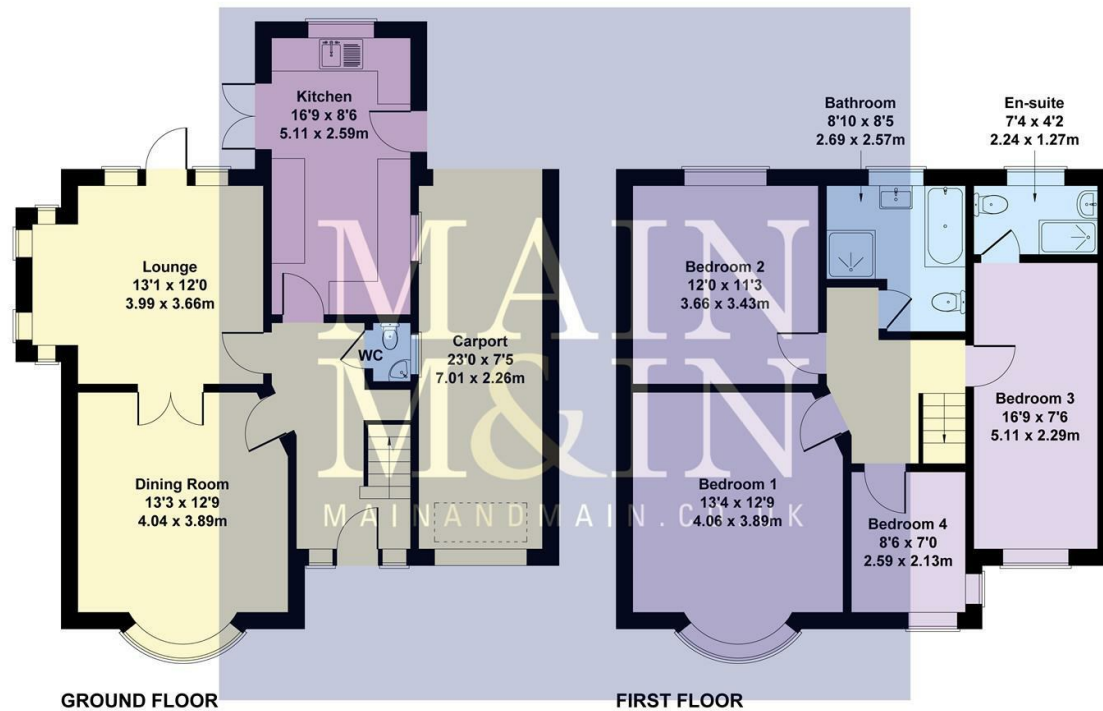
Car Port
23'0 x 7'5
Garage door to the front, open to the rear.

Externally
Driveway to the front with security posts.
Attractive enclosed garden with seating areas, decorative borders.
Central lawn. Large timber shed/summerhouse (8'0 x 15'0).



Syddall Avenue

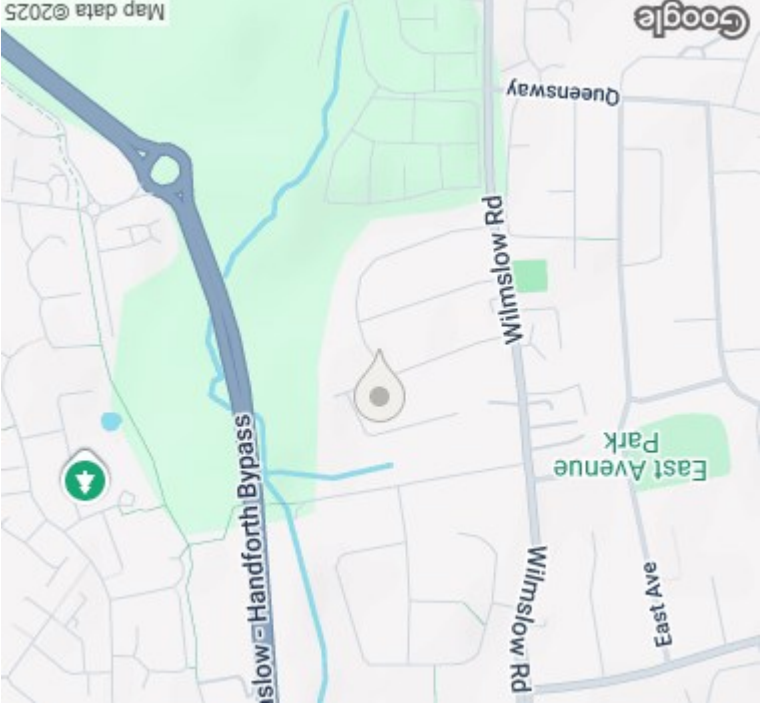
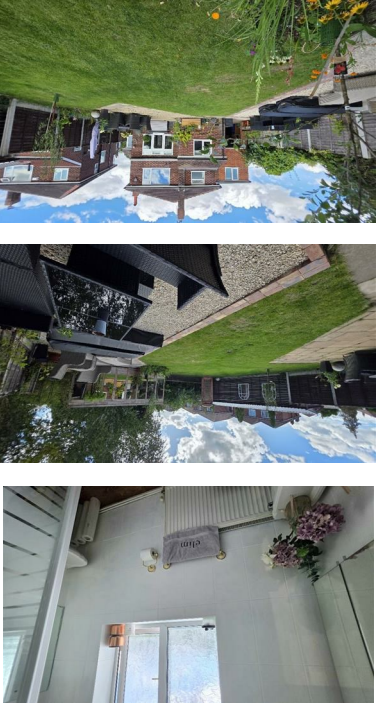
Approximate Gross Internal Area
1302 sq ft - 121 sq m



Not to Scale. Produced by The Plan Portal 2025
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	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent energy efficiency	C (69-80)
Below average energy efficiency	D (55-68)
Below average energy efficiency	E (39-54)
Below average energy efficiency	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	78
Potential	55

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

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