



16 Mona Avenue
Heald Green SK8 3AW
£475,000

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£475,000

This traditional semi-detached home has been extended across two storeys to the side and to the rear. This has created a spacious residence with an entrance hallway leading to the first of two well-proportioned separate reception rooms. An extended fitted kitchen leads on to the large dining room which has sliding doors to the rear garden - Another attractive feature of this property, the garden being of generous proportions, with a paved seating area, well-maintained lawn and well-stocked borders.

To the first floor is a split landing, with stairs leading to a bedroom with a stylish en-suite shower/WC. There are two more good double rooms, a single bedroom/office and a surprisingly large family bathroom which features a spa-type corner bath, vanity unit and walk-in shower enclosure.

The property stands behind a garden area with a block-paved driveway providing off-road parking space and leading to a garage door, through which is a large covered storage area which runs beneath the extension: This section could suit conversion into additional accommodation if desired, subject to the necessary regulations being met.

To the rear is a detached garage which provides further storage space, with a gate leading on to the aforementioned rear garden.

Mona Avenue is a sought-after residential cul-de-sac, located within easy reach of the plentiful amenities of Heald Green, with major retail parks also nearby. The area enjoys excellent transport links and there are schools for all age groups, both state and public.

This is a most appealing property, the scale of which must be seen in order to be appreciated. An early viewing is strongly advised.

Tenure: Freehold
Council Tax: Stockport D

- Four Bedrooms
- Two Bathrooms
- Significantly Extended
- Spacious Accommodation
- Two Large Reception Rooms
- Extended Fitted Kitchen
- Extended Family Bathroom
- Driveway & Storage Area & Detached Garage
- Attractive Gardens
- Sought-after Location

Covered Entrance Porch

Entrance Hallway

Living Room
17'6 into bay x 11'4

Dining Room
16'5 x 9'4

Kitchen
16'6 x 8'4

First Floor Landing

Bedroom One
14'11 into bay x 10'5 red to 8'6 to fitted wardrob

Bedroom Two
14'11 x 7'2"

En-Suite Shower/WC
5'6 x 7'2

Bedroom Three
12'0 x 10'5

Bedroom Four
8'0 x 7'5

Family Bathroom
13'7 x 7'6

Externally

Garden area with driveway alongside.

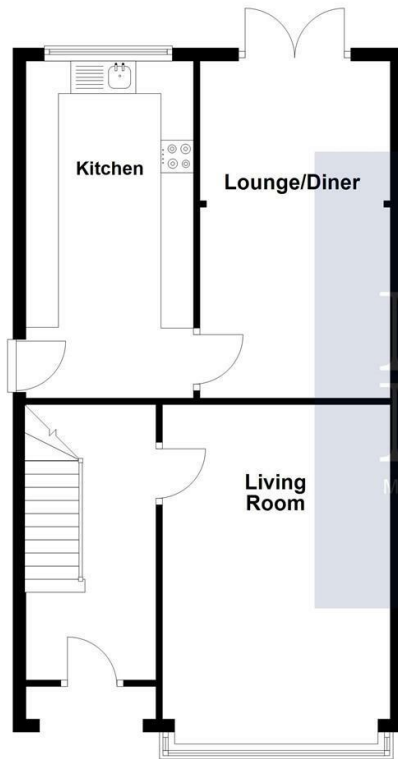
Garage door to large integral storage area (25'7 x 7'3) plus a canopy-covered section (11'9 x 8'10) which leads on to a detached garage (17'11 x 9'9) to the rear.

Enclosed garden to the rear with seating area, well-maintained lawn and decorative borders.

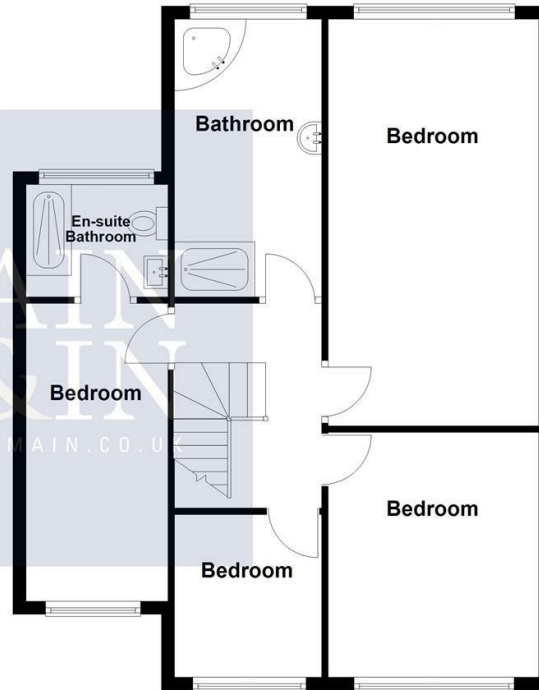




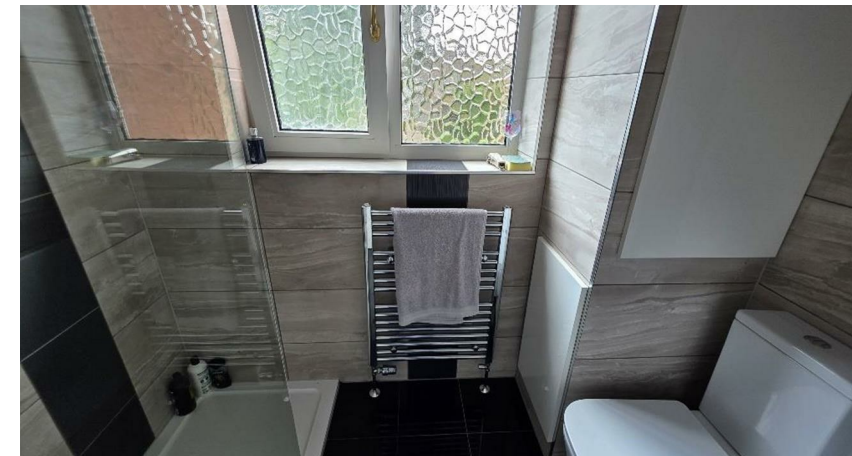
Ground Floor
Approx. 57.4 sq. metres (617.3 sq. feet)



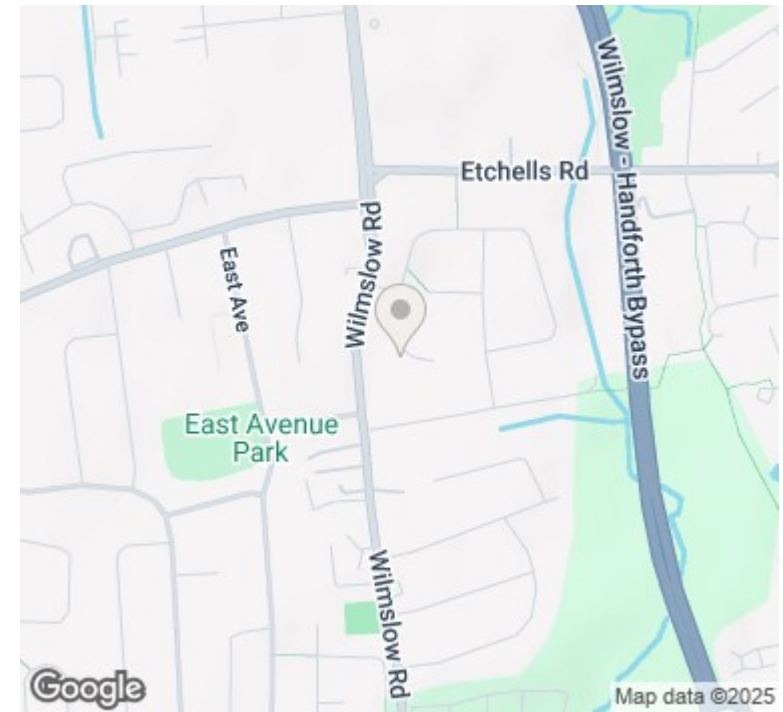
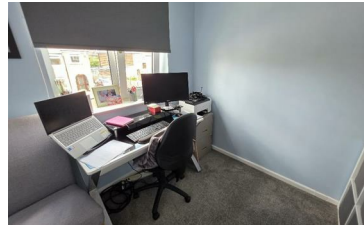
First Floor
Approx. 71.4 sq. metres (768.5 sq. feet)



Total area: approx. 128.7 sq. metres (1385.8 sq. feet)



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

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