



10 Mona Avenue
Heald Green SK8 3AW
Asking Price £390,000



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10 Mona Avenue

Heald Green SK8 3AW

Asking Price £390,000

A Substantial Two Double Bedroom Detached Bungalow close to shops and local transport (with Potential to make a Third Bedroom subject to necessary consents).

Situated off Wilmslow Road, this lovely detached bungalow offers well proportioned rooms throughout. It comprises: Entrance Porch, Hallway 23'8" in length, Lounge, Kitchen/Breakfast Area, Utility Room, Two Double Bedrooms, Bathroom/WC/Shower. Integral Garage.

Outside are gardens to the front and rear which incorporates parking for two at the front.

To the side are double metal gates which lead to the enclosed private rear gardens which also includes a patio, shed, lawn and flower beds.

The property is within half a mile of the A34 bypass, John Lewis, Sainsburys, Heald Green Village and Train Station is within a mile.

The bungalow has been looked after over the years but is now slightly dated and as a result offers great potential.

Viewing is highly recommended.

- Two Double Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Private Rear Garden
- Great Potential
- Viewing Essential



Tenure: Leasehold,
999 Years with 935 Years remaining,
Ground Rent £12.50 per Annum
Council Tax: SMBC D

Storm Porch

Entrance Hall
23'8" x 5'6" max

Lounge
16'4" x 11'10"
Feature Fireplace with inset coal effect gas fire, PVCU Double Glazed Patio Window

Kitchen
12'4" x 10'10"
Fitted Cupboards, Inset Electric Hob, Extractor Hood, Electric Oven/Grill
Space for Fridge Freezer, Dishwasher and Plumbing for Washing Machine

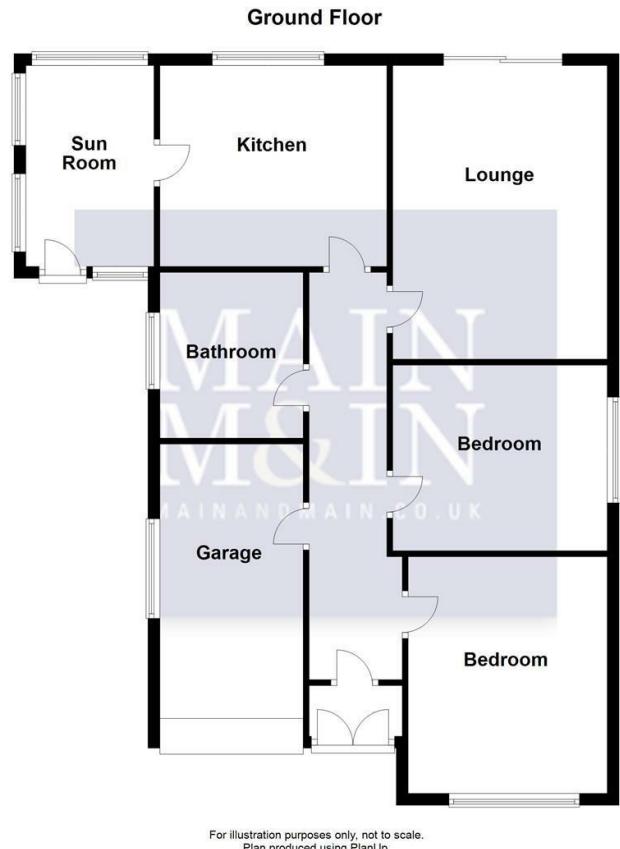
Utility Room
10'7" x 7'7"

Bedroom One
12'10" x 11'
Fitted Wardrobes and Dressing Table

Bedroom Two
11'9" x 10'2"
Fitted Wardrobes

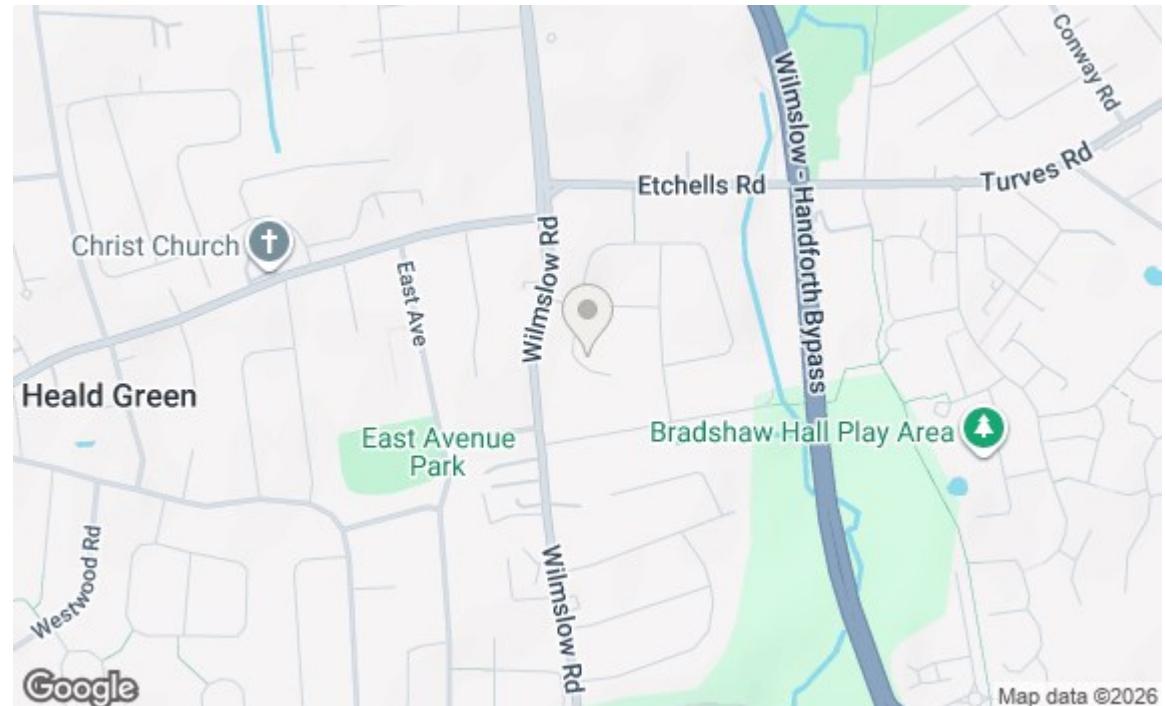
Bathroom/WC/Shower
9'2" x 7'8"
Will Tiling, Panelled Bath, Plumbing for Washing Machine, Low Level WC
Walk in Shower

Outside
16'9" x 8'6"
Integral Garage
Wall Mounted Gas Boiler, Door to Hallway
Gardens, front side and rear to include lawns, flower beds, shrubs, patio, garden shed
Block Paviour forecourt for 2/3 cars.
NB: The integral garage would convert into additional living to form a third bedroom or sitting room if required, subject to the necessary consents.



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		Current	Potential
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 energy efficient - higher running costs		57	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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