



22 New Hall Avenue
Heald Green SK8 3LQ
O.I.R.O £540,000





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An outstanding Freehold three bedroom extended detached house overlooking farmland to the rear.

Built by Ben Turner in 1964 and later extended, this lovely family home offers: Entrance porch, hallway, downstairs WC and a lounge. There is an open-plan fitted dining kitchen/sitting room with bi-fold doors to the rear garden. A large utility room completes the ground floor.

Upstairs is a landing which leads to three well-proportioned bedrooms and a re-fitted bathroom/WC.

There are attractive gardens to the front and rear, with a driveway leading to an attached garage which would suit conversion into additional accommodation, if desired (subject to meeting the relevant regulations).

The property does have consent to extend to the side to provide a second storey, plus a single storey extension to the rear. In addition, these plans incorporate a dormer conversion. See Stockport Council's Planning Portal for full details.

The property lies off Drayton Drive in a convenient position for Heald Green Village, schooling and excellent local transport links.

Internal viewing is essential in order to fully appreciate this most appealing home.

- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Three Bedrooms
- Extended Accommodation
- Downstairs WC
- Utility Room
- Farmland to Rear

Storm Porch
4'5 x 4
Tiled floor.

Entrance Hallway
15 x 8'4
Inset lighting.

Downstairs WC
6'4 x 3'5
Part-tiled walls, tiled floor. White suite.

Lounge with Inglenook
16'5 x 12'11
Log-effect raised electric fire.

Kitchen/Dining/Living Area
18'8 x 17'10
Fitted units. Ceramic hob with extractor over. Inset electric oven and grill. Integrated dishwasher. Fridge freezer. Centre island. 3 roof windows. Bi-fold doors.

Utility Room
10'4 x 8'3
Fitted cupboards. Space and plumbing for washing machine and dryer.
NB:
The ground floor rooms feature laminate oak style flooring.

First Floor Landing

Bedroom One
13'7 x 10'6

Bedroom Two
12'2 x 10'5

Bedroom Three
8'3 x 7'2

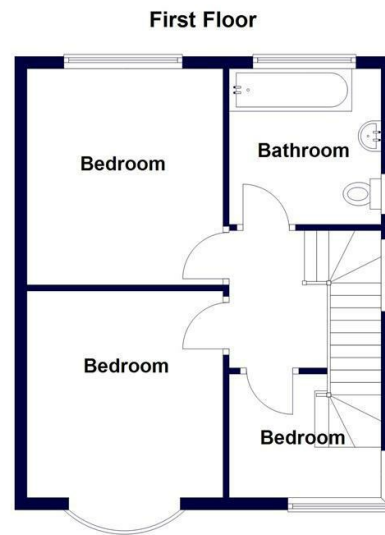
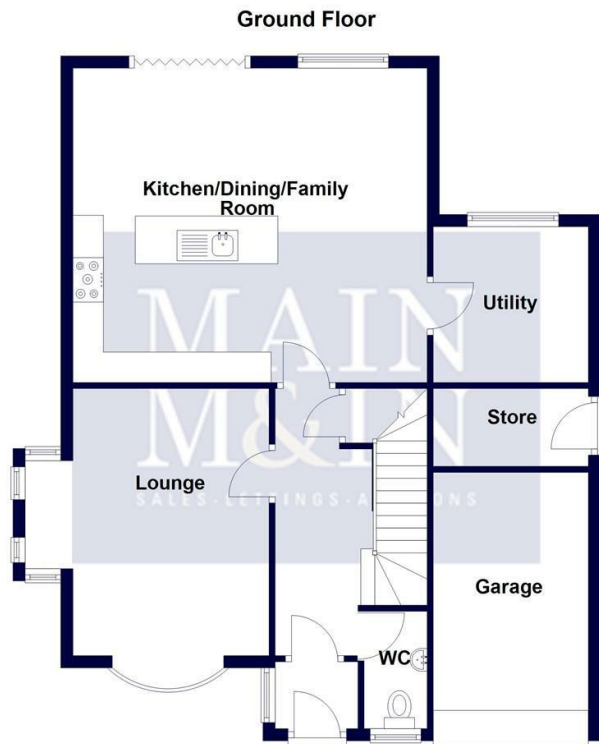
Bathroom/WC
8'9 x 8'4
Part-tiled walls. Tiled floor.

Integral Garage
14'2 x 7'10
Electric up/over door.
Wall-mounted gas boiler.

Externally
Gardens to the front and rear with lawns and fence borders.
Driveway to the front. Patio to the rear.



Tenure: Freehold
Council Tax: SMBC E

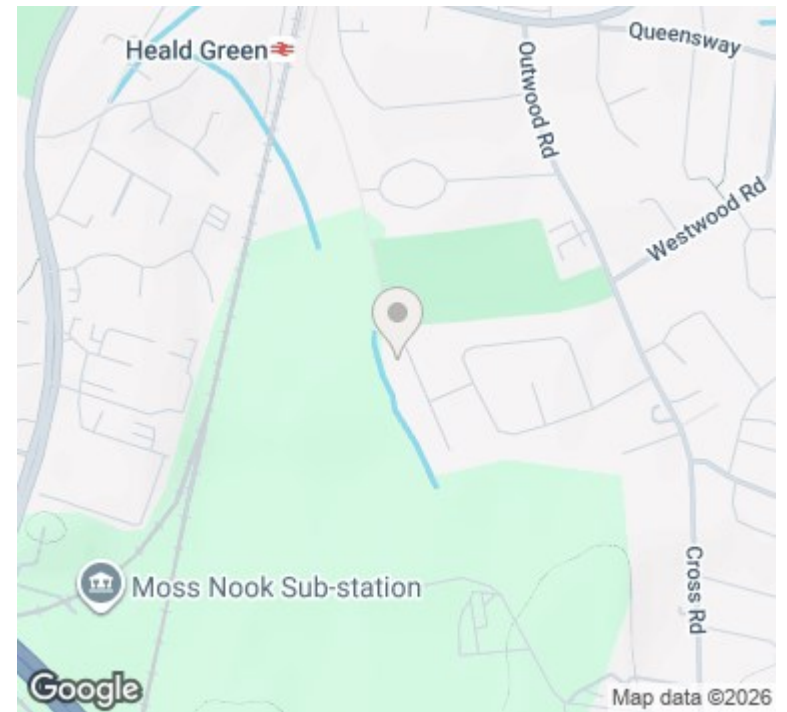


For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

22 New Hall Avenue, Heald Green

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.

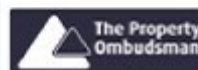
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) 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	68	75	England & Wales		EU Directive 2002/91/EC

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