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33 St. Austell Drive  
Heald Green SK8 3EF  
£325,000

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# 33 St. Austell Drive Heald Green SK8 3EF

£325,000

Three Bedroom Semi detached, requiring modernisation.

Built in the 1950s, this property comes to the market with NO ONWARD CHAIN. It lies of Queensway close to Heald Green Village, transport and schooling. The accommodation comprises: Storm Porch, Hallway, Lounge, Dining Room, Kitchen, Landing, Three Bedrooms, Bathroom, Separate WC. Outside, attached Garage, gardens to the front and rear.

Of note is the fact the roof has been re-felted and tiled since being built. Once updated it will provide a lovely home in which to reside. It is a DIY enthusiast's dream!

- Gas Central Heating
- Three Bedrooms
- Modernisation Required
- NO ONWARD CHAIN
- Freehold
- A Great purchase

Storm Porch

Entrance Hall

12'6" x 6'4"

Glazed Door, Cloaks cupboard

Tenure: Leasehold

Council Tax: SMBC C

Lounge

16' x 11'4"

Gas point

Dining Room

10'8" x 9'4"

Kitchen

9'5" x 7'3"

Wall Tiling, Fitted Cupboards, Gas Hob, Oven/Grill, Plumbing for washing machine

Larder

Landing

Bedroom One

14'3" x 10'4"

Fitted Wardrobes

Bedroom Two

12'2" x 10'4"

Bedroom Three

8'9" x 7'5"

Built in cupboards

Bathroom

7'5" x 5'6"

Part Tiled Walls, Panelled Bath, Wash Basin, Boiler cupboard with Wall Mounted Gas Boiler

Separate WC

Low Level WC

Outside

Attached Garage 30' x 7'8"

Gardens to the front and rear with lawns, flower beds, fencing (requiring cultivation)

Lease details

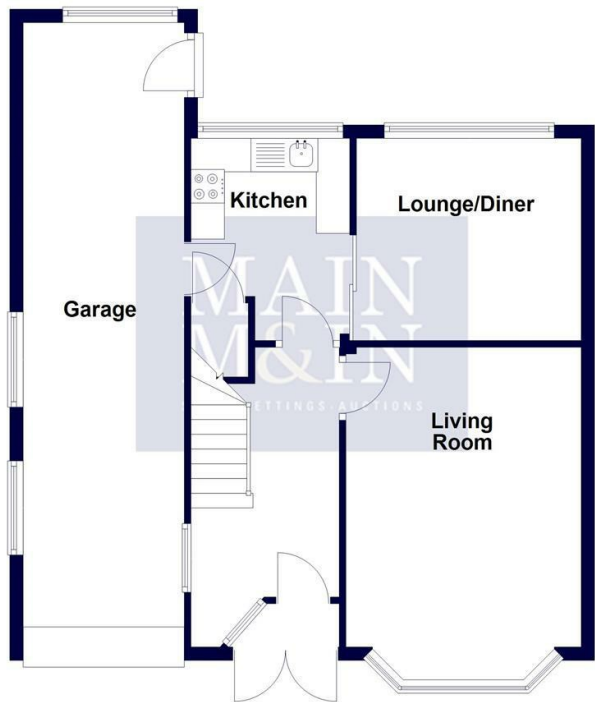
999 years from 29th May 1956

Ground rent £11 per annum fixed term





Ground Floor



First Floor



33 St Austell Drive

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



Company Registration No. S615498

Lettings (1<sup>st</sup> Floor) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Lettings + 0161 491 6666

Heald Green (Head Office) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Sales 0161 437 1338 + Auctions + 0161 437 5337

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Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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

Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) A
Energy efficient - lower running costs	(81-91) B
Decent	(69-80) C
Needs to be improved	(55-68) D
Needs significant improvement	(39-54) E
Very poor energy efficiency - higher running costs	(21-38) F
Very poor energy efficiency - higher running costs	(1-20) G

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
Environmentally friendly	(81-91) B
Decent	(69-80) C
Needs to be improved	(55-68) D
Needs significant improvement	(39-54) E
Very poor environmental friendliness - higher CO <sub>2</sub> emissions	(21-38) F
Very poor environmental friendliness - higher CO <sub>2</sub> emissions	(1-20) G

