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30 Rossendale Road  
Heald Green SK8 3HF  
Asking Price £390,000

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# 30 Rossendale Road

Heald Green SK8 3HF

Asking Price £390,000



An extended three bedroom semi-detached house in excellent condition throughout.

Situated just off Queensway, this lovely home offers: Entrance porch, entrance hallway, living room, an extended dining room, fitted kitchen and a utility room with internal access to the garage/store.

To the first floor is a landing, three bedrooms, a modern bathroom with white suite and a separate WC. Boarded loft access with drop-down ladder.

To the front of the property is a wide paved driveway providing off road parking space, leading to an attached storage garage. There are well-maintained gardens, with the rear being of a generous size.

The property lies close to Heald Green Village/Station, a popular local primary school on East Avenue and the park. A bus route can be accessed on Wilmslow Road.

Heald Green lies some nine miles south of the City Centre within a highly regarded commuter belt. In addition, both the M56/M60 Motorways and Manchester Airport are within a few miles. On the A34 bypass are the large super stores.

Viewing is essential in order to appreciate this most appealing home.

- Gas Central Heating
- PVCU Double Glazing
- Extended Accommodation
- Two Spacious Reception Rooms
- Kitchen & Utility Room
- Three Bedrooms
- Bathroom & Separate WC
- Driveway
- Garage/Store
- Attractive Gardens

Entrance Porch  
5'9 x 2'3

Entrance Hallway  
6'6 max x 11'1 max

Living Room  
10'8 max x 16'5 max  
Double doors open to:

Dining Room  
9'1 x 14'7  
Double-glazed doors to garden.

Kitchen  
8'1 max x 10'5 max  
Comprehensively fitted kitchen.

Utility Room  
7'4 x 9'10

Attached Storage Garage  
7'11 x 11'0

First Floor Landing  
Access to boarded loft. Hatch and drop-down ladder.

Bedroom One  
9'1 max x 12'11 max

Bedroom Two  
10'1 max x 10'6 max

Bedroom Three  
7'3 max x 9'5 max  
(L-shaped)

Bathroom  
7'2 x 5'5  
With underfloor heating. Three piece suite in white with shower.

Separate WC

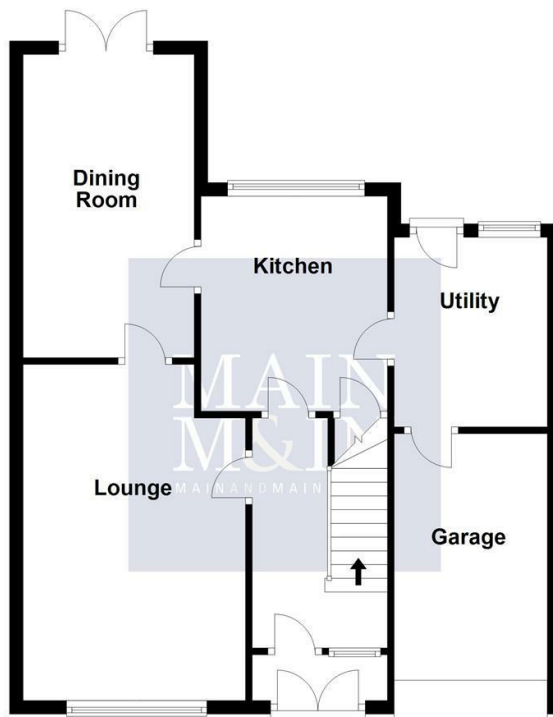
Externally  
Garden and wide paved driveway to the front.  
Enclosed garden to the rear with seating area, covered storage area.  
Timber storage shed, outside lighting and tap.  
Well-stocked borders with seating area and a central lawn.



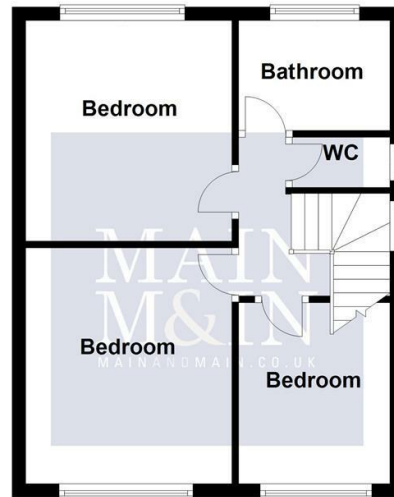
Tenure: Freehold  
Council Tax: SMBC C



Ground Floor



First Floor



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

30 Rossendale Road, Heald Green

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

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A
Environmentally friendly - lower CO2 emissions	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO2 emissions	(1-20) G
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
Energy efficient - lower running costs	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Current	Potential

