



24 Kirkham Road
Heald Green SK8 3DT
£365,000

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24 Kirkham Road Heald Green SK8 3DT

£365,000

Homes on Kirkham Road are always sought-after and this well-maintained semi-detached house is certain to attract interest.

The property has benefited from extension to the ground floor and now offers the following accommodation: Entrance hallway, living room, extended dining room, fitted kitchen, downstairs WC.

To the first floor are three well-proportioned bedrooms, a bathroom and a separate WC.

The house stands behind a garden area with a driveway providing off road parking space and leading to a detached garage with electrically-operated door.

The enclosed rear garden is of a good size, with seating area, greenhouse, a central lawn and well-established decorative borders.

Kirkham Road is a short distance from the amenities of Heald Green Village, with the large superstores on the A34 (John Lewis & Sainsburys) also within easy reach. The area features excellent transport network connections and popular schools for all age groups.

Likely to appeal to a wide range of potential purchasers, an early viewing is advised in order to avoid disappointment.

Tenure: Freehold
Council Tax: Stockport C

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Downstairs WC
- Driveway & Garage
- Gardens
- Sought-After Location

Entrance Hallway

Downstairs WC

Living Room
13'8" into bay x 11'10"

Dining Room
18'10" x 9'1"

Kitchen
11'4" x 9'1"

First Floor Landing

Bedroom One
14'7" into bay x 10'2" red to 8'11" to fitted robe

Bedroom Two
10'11" max x 10'6" max

Bedroom Three
9'10" max x 7'5" max

Bathroom
7'3" x 5'4"

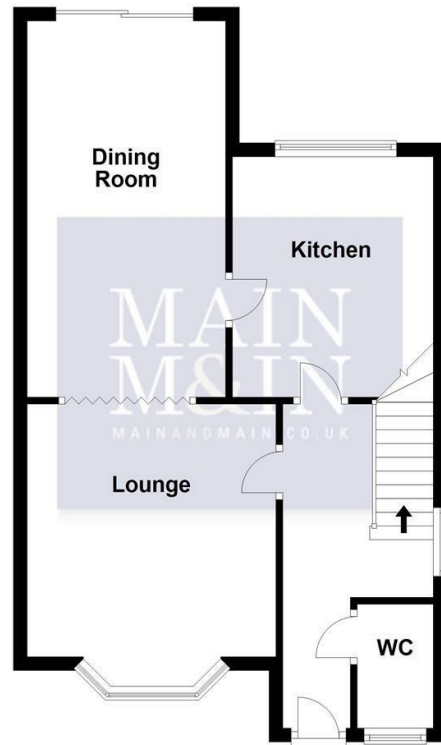
Separate WC

Externally
Garden to front with driveway leading alongside the property. Enclosed garden to the rear with seating area and lawn. Decorative borders. Greenhouse.

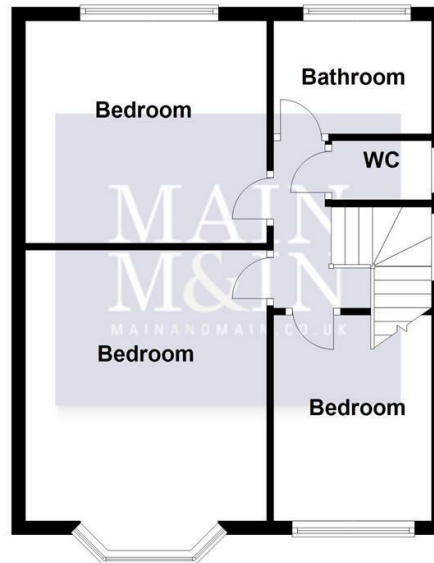
Detached Garage
23'9" x 9'3"



Ground Floor



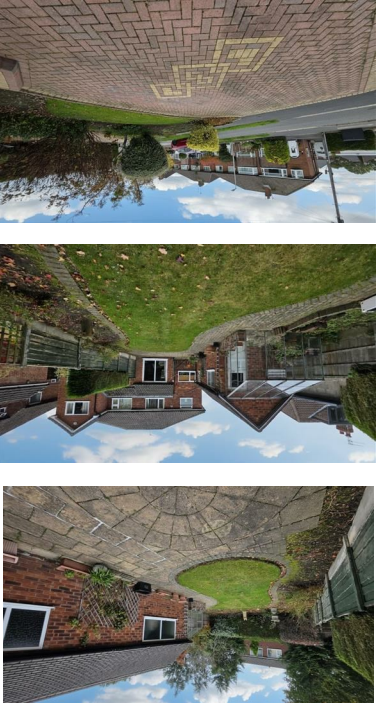
First Floor



For illustration purposes only, not to scale.
Plan produced using PlanUp.



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	
EU Directive 2002/91/EC	
Current	Potential
82	69
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 environmentally friendly - higher CO2 emissions	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	
Current	Potential
Very environmentally friendly - lower CO2 emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
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Not environmentally friendly - higher CO2 emissions	
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England & Wales	

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