



137 East Avenue  
Heald Green SK8 3BS  
O.I.R.O £600,000

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# 137 East Avenue Heald Green SK8 3BS

O.I.R.O £600,000

Recently remodelled and refurbished, this impressive detached residence stands on a corner garden plot with dual driveways and a detached garage with utility room.

The property offers spacious accommodation which is well-presented throughout, with neutral modern decor and renewed floor coverings.

A large porch leads to an entrance hallway with downstairs WC and storage. There is a well-proportioned dining/family room which enjoys a dual aspect, with doors to the garden. The room opens to a stylish refitted kitchen. A large conservatory overlooks the rear garden and features internal doors to the living room.

To the first floor are five double bedrooms, one with an en-suite shower room/WC. A family shower room/WC completes this floor and there is a drop-down ladder from the wide landing which leads up to a substantial loft room with roof windows and eaves storage.

This property has benefited from significant recent improvements and the end result is a substantial family home which is certain to impress. NB: Planning has been granted for a double storey side extension. Planning number DC/094727.

The property is well-placed for access to local amenities, schools for all age groups and transport networks. An early internal inspection is advised.

- Five Bedrooms
- Two Bathrooms
- Separate Reception Rooms
- Downstairs WC
- Large Conservatory
- Refitted Kitchen
- Large Loft Room
- External Utility Room, Detached Garage
- Planning Granted for Double Storey Side Extension DC/094727
- No Onward Chain

Entrance Porch

Entrance Hallway

Downstairs WC

Living Room

16'10" x 11'5"

Conservatory

18'9" max x 17'0" max

Kitchen

12'10" x 10'9"

Dining/Family Room

24'4" x 10'5"

First Floor Landing

Access to loft via drop-down ladder.

Bedroom One

12'9" x 10'6"

Bedroom Two

11'1" x 10'5" red to 9'1"

En-suite Shower Room/WC

7'1" x 3'7"

Bedroom Three

10'11" x 11'5"

Bedroom Four

9'10" x 11'10"

Bedroom Five

11'8" max x 11'0" max

Shower Room/WC

8'3" x 5'0" max

Loft Room

10'2" x 34'1"

Externally

Two gated driveways provide off road parking space. Garden areas to the side and rear.

Utility Room

8'5" x 8'8"

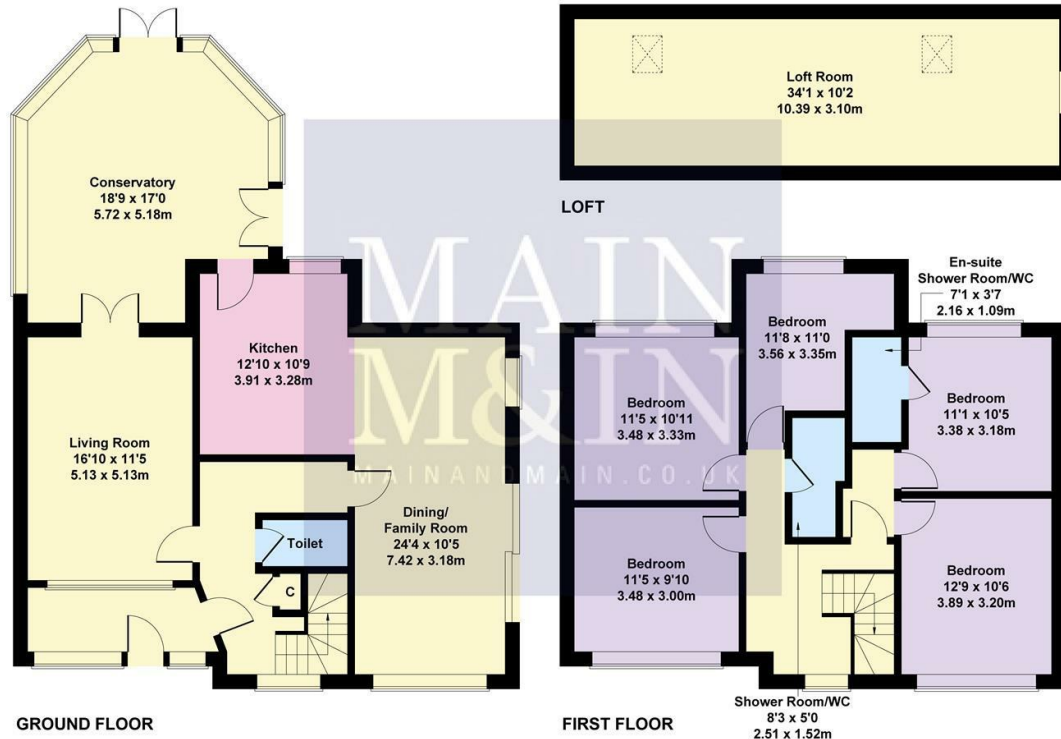
Garage

18'10" x 9'0"

Tenure: Freehold  
Council Tax: Stockport E



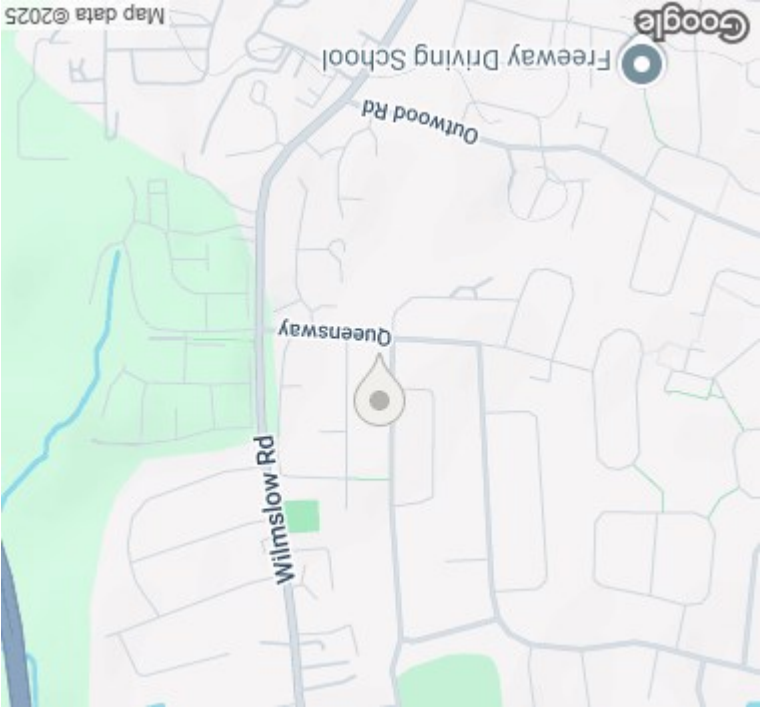
**East Avenue**  
Approximate Gross Internal Area  
2220 sq ft - 206 sq m



Not to Scale. Produced by The Plan Portal 2025  
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To view this property call Main & Main on 0161 437 1338

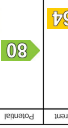



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to 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
EU Directive 2002/91/EC	
England & Wales	
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	
Very environmentally friendly - lower CO2 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 CO2 emissions	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	
Potential	

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