



170 Queensway
Heald Green SK8 3HQ
£275,000

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£275,000

Offered for sale with no onward chain, this semi-detached bungalow represents a great opportunity to acquire a home which can be updated and improved to your own specification.

The accommodation comprises: Entrance hall with storage, a spacious living/dining room, kitchen, rear hall, two bedrooms and a bathroom which is fitted with a white suite.

The property benefits from PVCU double glazing but it does not have central heating. If desired, the configuration of the roof space in these bungalows is well-suited to conversion into additional accommodation, subject to meeting regulatory permission and compliance. A number of the neighbouring homes have dormer-type loft conversions which have provided extra accommodation in the form of bedrooms and bathrooms.

The property stands behind a garden area with a driveway providing off road parking space. This leads alongside the bungalow and on to a detached garage. The rear garden is of a good size, with a seating area, lawned sections and decorative borders. There is also a large timber summerhouse.

This is an appealing project which will make an excellent home.

Tenure: Freehold
Council Tax: Stockport C

- Two Bedrooms
- Requiring Updating
- PVCU Double Glazing
- Driveway
- Detached Garage
- Garden with Summerhouse
- Popular Location
- No Onward Chain

Entrance Hallway

Living/Dining Room
15'10 x 12'1

Kitchen
10'9 x 6'2

Inner Hallway

Bedroom One
14'11 x 9'0

Bedroom Two
10'1 x 9'1

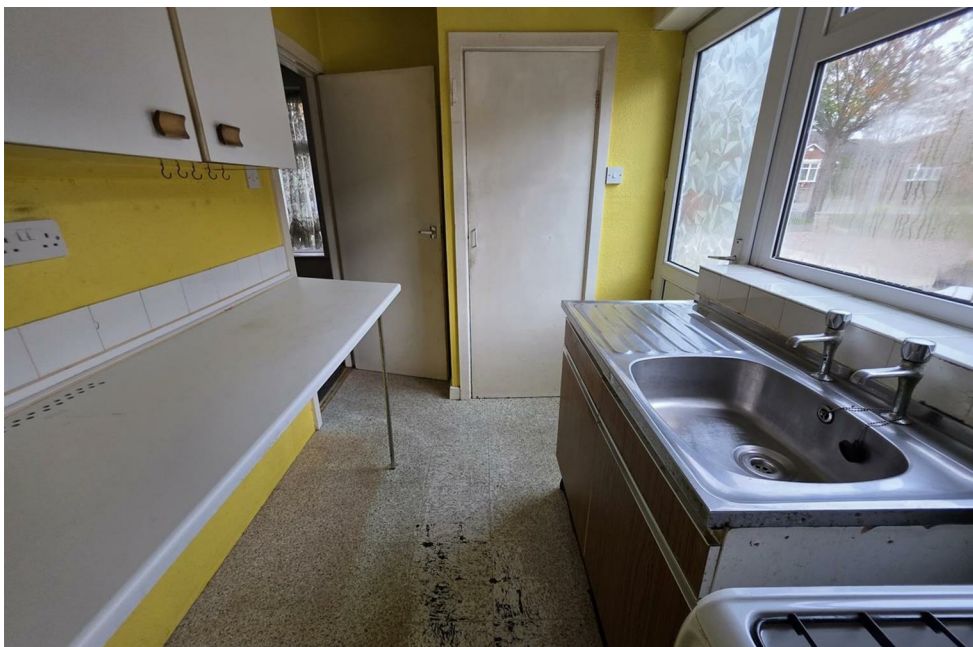
Bathroom
6'0 x 6'0

Externally

Garden to the front with driveway which extends alongside the bungalow, on to a detached garage.
Garden to the rear with lawn, decorative borders and a summerhouse.

Detached Garage
23'11 x 8'3

Summerhouse
7'10 x 10'0





Total area: approx. 55.3 sq. metres (595.7 sq. feet)
170 Queensway



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

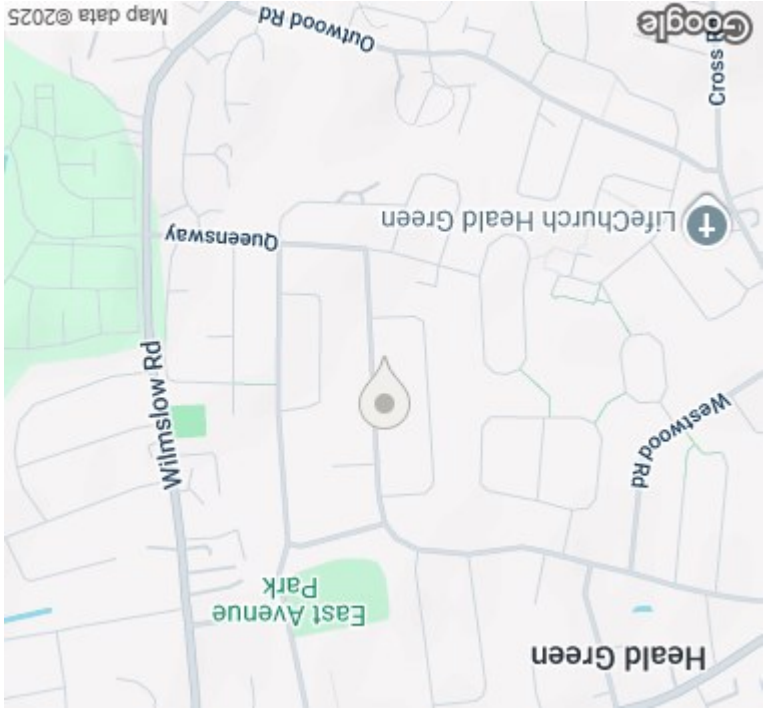


Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to 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	
Environmental Impact (CO ₂) Rating	
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	

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