



12 Syddall Avenue
Heald Green SK8 3AB
£370,000

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12 Syddall Avenue Heald Green SK8 3AB

£370,000

Available with no onward chain, this larger than average extended semi-detached house has been well-maintained. It is located in a popular residential area, conveniently positioned for access to amenities, excellent transport links and popular schools for all age groups.

A wide entrance hallway leads through to an extended fitted kitchen. To the front of the house is a dining room with bay window. This room opens to an attractive living room with feature fireplace. A door leads on to a conservatory which overlooks the rear garden.

To the first floor are three good double bedrooms. A shower room with a large walk-in enclosure and a separate WC completes the accommodation.

The house stands behind a garden area with a block-paved driveway with gates leading alongside the property and beneath a car port. Beyond is a detached garage, whilst to the rear is a pleasant garden which is laid to lawn, with seating area and decorative borders.

Syddall Avenue is a sought-after address and these homes offer generous rooms which will suit the needs of family purchasers in particular.

An early internal inspection is advised in order to avoid disappointment.

- Gas Central Heating
- PVCU Double Glazing
- Three Double Bedrooms
- Extended Dining Kitchen
- Two Reception Rooms
- Conservatory
- Modern Shower Room
- Driveway & Garage
- Gardens
- No Onward Chain

Entrance Hallway
14'9 max x 7'0 max

Dining Room
12'5 x 13'9
open to:

Living Room
11'11 x 12'2

Conservatory
7'7 x 11'3

Dining Kitchen
16'10 x 7'11

First Floor Landing

Bedroom One
13'1 into bay x 13'9

Bedroom Two
11'11 x 12'2

Bedroom Three
13'10 x 8'7

Shower Room
5'11 x 6'10

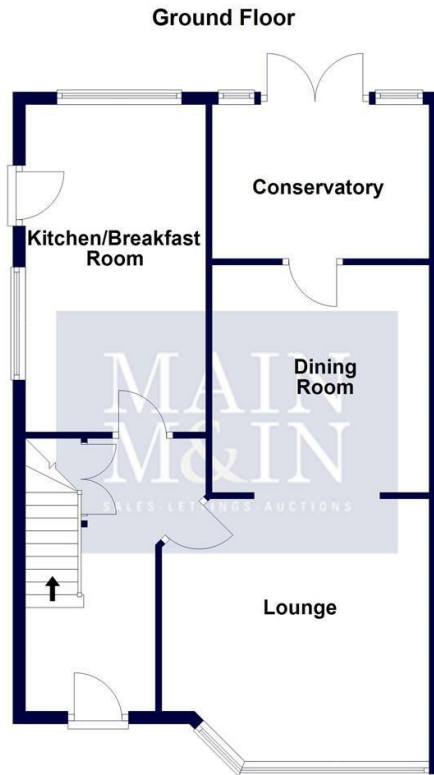
Separate WC

Externally

Garden area with block-paved driveway providing off road parking space. Gated access alongside the property, with car port. Detached Garage to the rear. Lawned garden with seating area and decorative borders.



Tenure: Freehold
Council Tax: Stockport D

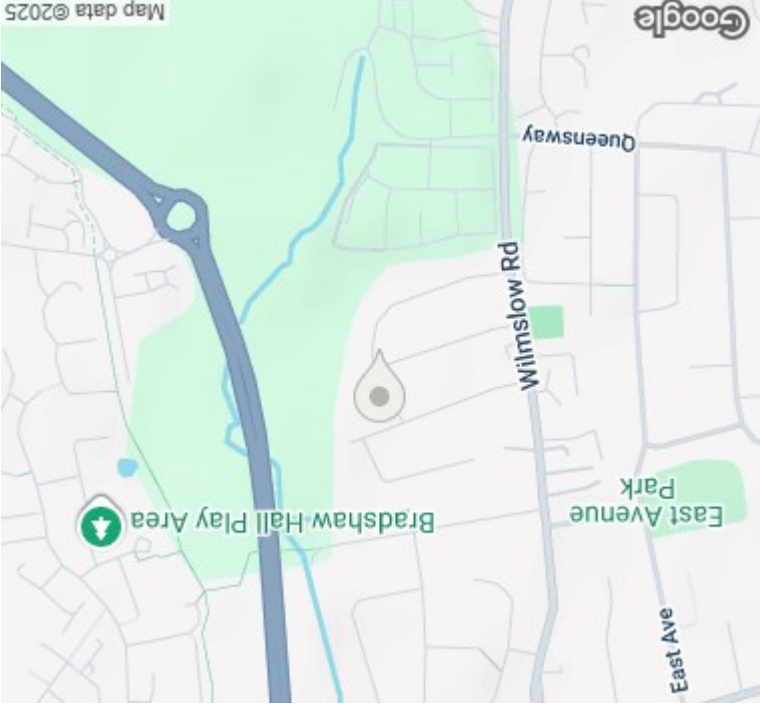


For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

12 Sydal Avenue, Heald Green

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.

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England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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 CO ₂ emissions		
51		
77		

England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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