



24 Finney Lane  
Heald Green SK8 3DQ  
Asking Price £390,000







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Offered for sale with NO ONWARD CHAIN, this beautiful home bears a datestone with the inscription "Green Banks 1880".

The house retains a number of attractive period features, such as ornate coving and the high ceilings typical of the era. These combine with a substantial modern rear extension which has created a remarkable open-plan dining kitchen/family room with vaulted ceiling, roof windows, range of integrated appliances and French doors leading out to the garden. There is a deep walk-in pantry and a useful downstairs WC.

To the front of the house is an entrance porch leading to an attractive front door with stained and leaded glass. The entrance hallway leads to two separate reception rooms, the front room with a feature gas-fired burner and the rear room with a dual aspect.

To the first floor is a landing with access via a drop-down ladder to a large part-boarded loft space, with roof window. The principal bedroom is of generous proportions and it is complemented by two further bedrooms, both large enough to accommodate a double bed. A family bathroom completes the accommodation, fitted with a white suite featuring a claw-footed bath and a separate shower enclosure.

The property stands well back from the road behind a driveway and attractive garden. A gate gives access to a hidden courtyard seating area. To the rear is a well-proportioned enclosed garden with seating area and lawned expanse, with a summerhouse located towards the end of the plot, with an assortment of established trees and border planting.

This property represents the chance to acquire a most attractive home which offers the best of modern living, carefully fused with the period style of yesteryear. It is well-placed for access to amenities, schools and transport networks. An opportunity not to be missed!

Tenure: Freehold  
Council Tax: Stockport D

- Gas Central Heating
- Three Bedrooms
- Two Reception Rooms
- Superb Extended Dining Kitchen
- Downstairs WC
- Stylish Family Bathroom
- 1184 Sqft
- Driveway and Attractive Gardens
- Period Features
- No Onward Chain

Entrance Porch

Entrance Hallway

Living Room

12'1" x 11'10"

Sitting Room

12'9" x 11'11"

Dining Kitchen/Family Room

16'6" red to 6'8" x 26'0" red to 17'0"

Storage Pantry

Downstairs WC

First Floor Landing

With drop-down ladder to loft space which is part-boarded, with roof window.

Bedroom One

15'11" x 11'10" red to 8'5"

Bedroom Two

10'7" x 7'8"

With built-in cupboard.

Bedroom Three

10'7" x 7'8"

Bathroom

6'8" x 7'9"

N.B

Large loft area which could provide an additional bedroom / En-suite subject to Building Regulations

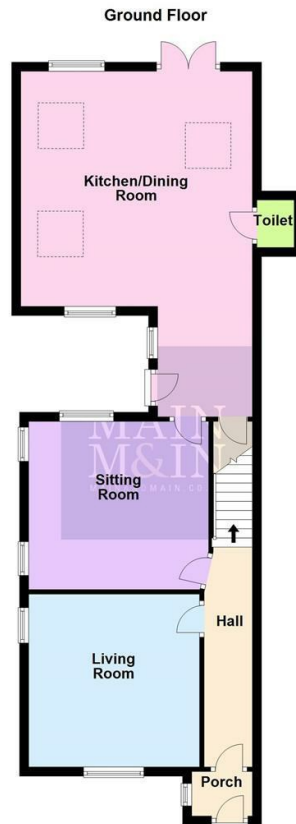
Externally

Driveway to the front with attractive garden.

Gate to side leading to hidden courtyard.

Enclosed garden to the rear with seating area, lawned expanse and summer house.





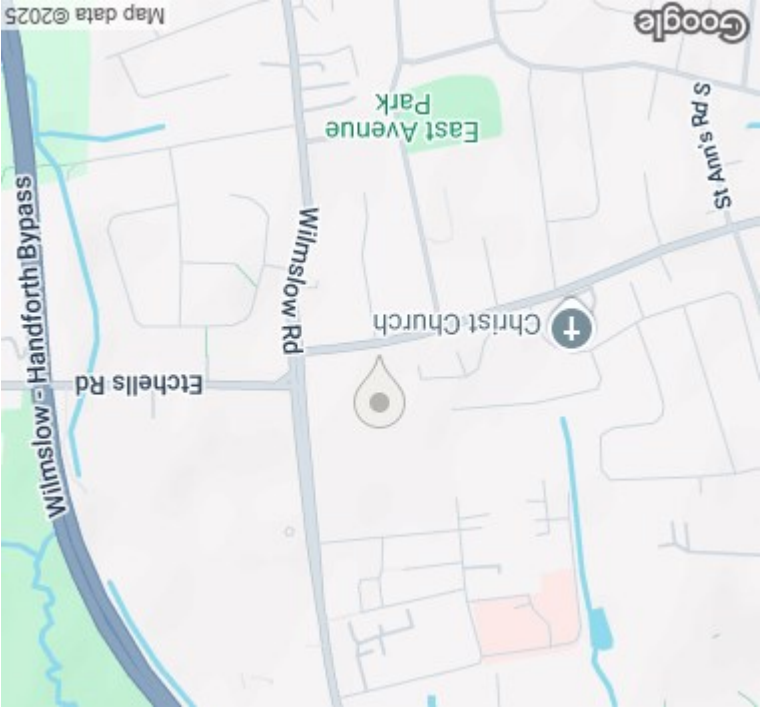
For illustration purposes only, not to scale.  
Plan produced using PlanUp.



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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	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
Current	Potential
84	62
Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very environmentally friendly - lower CO2 emissions	Very environmentally friendly - lower CO2 emissions
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
Current	Potential

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