



7 Cornwall Road
Heald Green SK8 3EE
Asking Price £340,000

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7 Cornwall Road Heald Green SK8 3EE

Asking Price £340,000

A Three Bedroom Extended Semi-Detached requiring a degree of updating. NO ONWARD CHAIN.

Situated off Queensway, this property comes to the market for the very first time when built in 1958. It does require a degree of updating which once carried out will provide a lovely family home close to the village.

The property offers: Entrance Porch, Hallway, Lounge into Dining Room, Fitted Kitchen (Re-Fitted), Utility Room, Landing, Three Bedrooms, Bathroom/WC. Outside is an attached brick garage and gardens to the front and rear.

The property lies close to the village, schooling, transport and the stores of the A34 bypass.

Sensibly priced this home must be viewed.

- Three Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Utility Room
- Modernisation Required
- No Onward Chain

Entrance Porch

Hallway
11'9" plus recess x 6'4"
Meter Cupboards

Lounge
16' x 11'3"
Coving. Arch to:

Tenure: Freehold
Council Tax: SMBC C

Dining Room
10'4" x 9'6"
Coving

Fitted Kitchen
11'2" x 7'3"
Part Tiled Walls, Modern Fitted Cream Units, work surfaces, Inset Gas Hob
Electric Under Oven/Grill, Extractor Hood, Laminate Floor, Inset Ceiling Light
Larder - Cold Storage Slab

Utility Room
9'5" x 7'4"
Wall Mounted Gas Boiler
PCVU Double Glazed Rear Good
Door to Garage

Landing

Bedroom One
12'5" + depth bay x 10'4"
Built in Wardrobes and Cupboards to Bay Area

Bedroom Two
12' x 10'5"
Built in Wardrobes

Bedroom Three
9'4" x 7'6"
Built in Wardrobes

Bathroom
7'6" x 5'5"
White Suite, Tiled Walls, Shower Over Bath

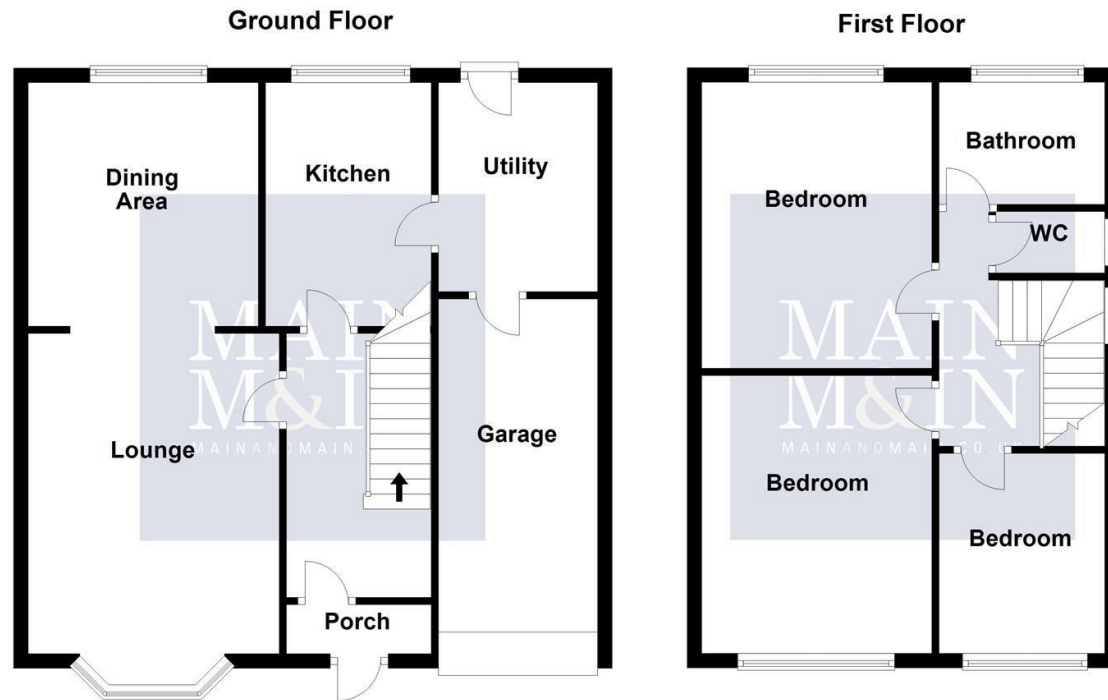
Separate WC
Low Level WC

Loft
Folding Ladder

Outside
Attached Brick Garage 15'9" x 7'6"
Up and over door

Garden to the front with Driveway, Lawn, Flower bed
Enclosed Rear Garden, Patio, Lawn

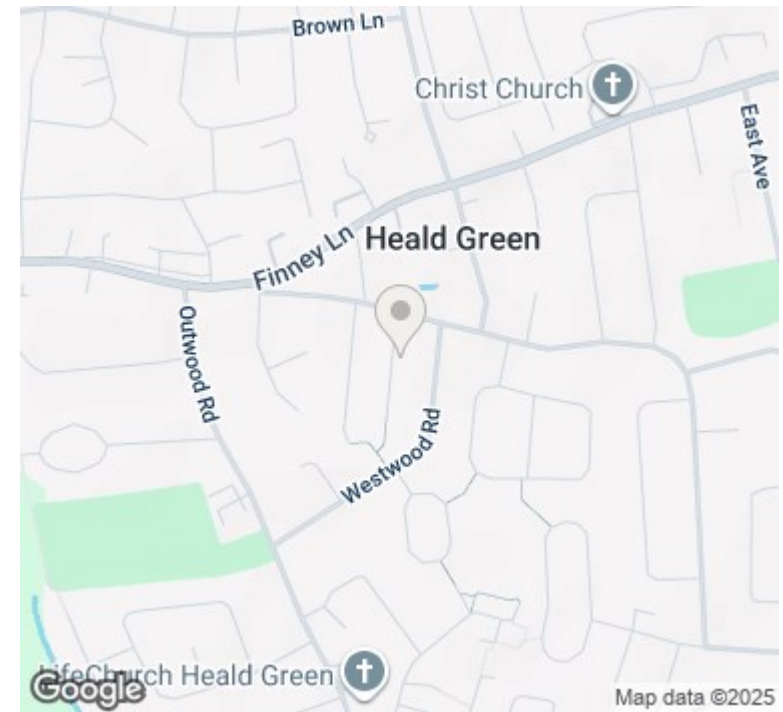
Tenure Detail
Advised Freehold by Executor - To be confirmed by solicitor.



7 Cornwall Road, Heald Green

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

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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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	73		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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