



39 Marquis Drive
Heald Green SK8 3HS
£375,000

MAIN
M&IN

SALES · LETTINGS · AUCTIONS

MAINANDMAIN.CO.UK



39 Marquis Drive Heald Green SK8 3HS

£375,000

This impressive detached home is positioned towards the end of a popular cul-de-sac. It has benefited from a substantial extension to the ground floor which has created superb open-plan accommodation, which is certain to impress.

An entrance hallway leads to a spacious living room with decorative inset fireplace recess and a bay window to the front. Glazed internal doors lead to the dining area and on to the extended open-plan family room and modern fitted kitchen. This room features a vaulted ceiling with two roof windows, plus patio doors which lead out to the garden. The extension has also enabled the creation of a useful utility room and a ground floor WC.

To the first floor are two double bedrooms, a single bedroom/office and a bathroom which is fitted with a contemporary suite, with shower above the bath.

The house stands behind a lawned garden with a driveway providing off road parking space and leading on to a gate with access to the enclosed rear garden. A paved seating area, lawn, decorative borders and a timber storage shed complete the property.

Marquis Drive is well-placed for access to amenities, popular schools and excellent transport links.

This type of home is likely to meet the needs of a wide variety of potential purchasers: It is beautifully-presented throughout, with stylish modern décor which is certain to prove popular.

An early viewing is essential.

- Gas Central Heating
- PVCU Double Glazing
- Extended Accommodation
- Superb Open Plan Living Space
- Modern Fitted Kitchen
- Utility Room & WC
- Three Bedrooms
- Contemporary Bathroom
- Driveway & Gardens
- Cul-de-sac Location

Entrance Hallway

Living Room
14'4 into bay x 11'9 max

Dining Area
7'9 x 10'0
Open to:

Family Room/Kitchen
11'10 x 17'5

Utility Room
4'11 x 4'9

Downstairs WC
2'6 x 4'9

First Floor Landing

Bedroom One
11'6 x 8'5

Bedroom Two
8'11 x 8'5

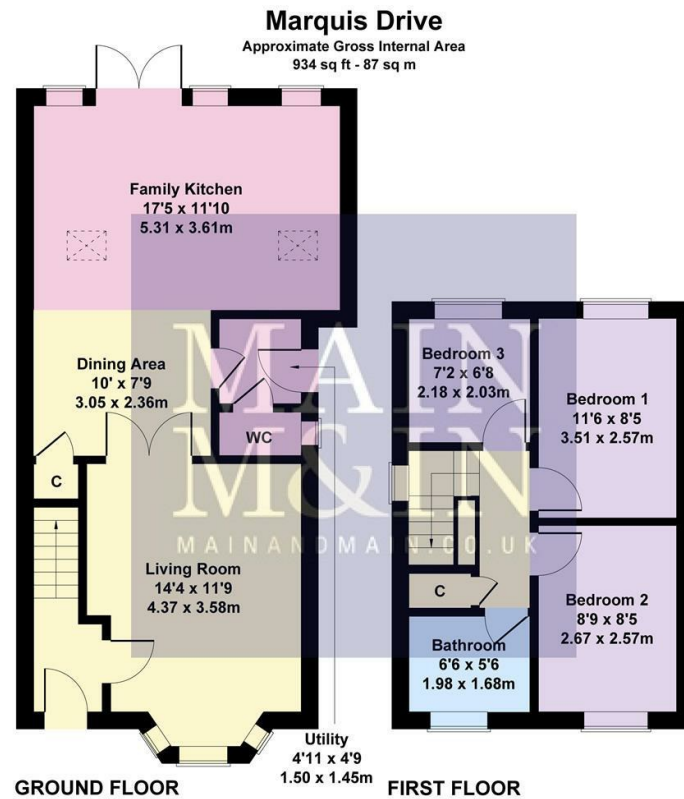
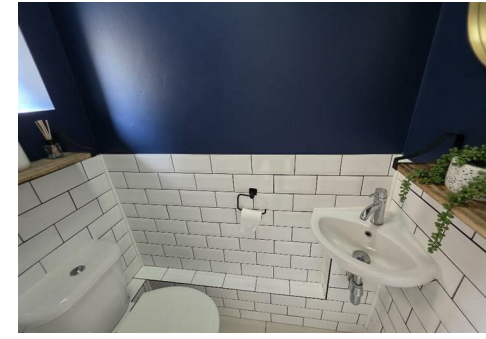
Bedroom Three
7'2 x 6'8

Bathroom
5'6 x 6'6

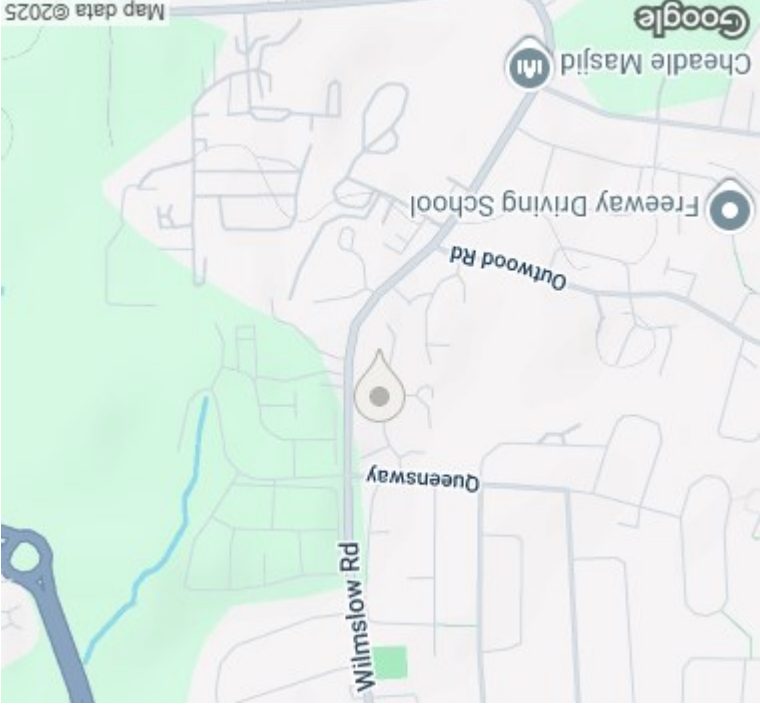
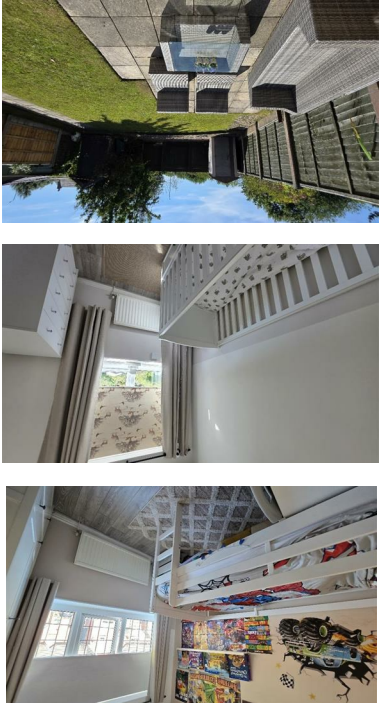
Externally

Garden to front with driveway providing off road parking space.
Gated pedestrian access to side.
Enclosed rear garden with seating area, lawn and decorative borders.

Tenure: Freehold
Council Tax: Stockport D



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.

England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
Current		
Potential		
83		

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

mainandmain.co.uk

Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498