



7 Syddall Avenue
Heald Green SK8 3AA
£450,000

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£450,000

Forming part of a sought-after residential development, this extended detached property is offered to the market with no onward chain involved.

This is an attractive home which will suit those seeking family accommodation. There is even potential for further extension, if desired (STP). The house has recently benefited from redecoration and it is presented in good order throughout.

A covered entrance porch leads to a wide entrance hallway. To the front of the property is a well-proportioned reception room, with feature fireplace. To the rear is a second, larger reception room which has benefited from a rear extension. This room has an inglenook with feature fireplace and there are double-glazed French doors which open to the rear garden. Completing the ground floor is an extended dining kitchen.

To the first floor is a landing, leading to the bedrooms: Two good double rooms and a single bedroom/study. A shower room and a separate WC complete the accommodation.

The house stands behind a paved garden with a paved driveway leading alongside the house and on to a detached garage to the rear. The rear garden enjoys a pleasant aspect. It is enclosed, with a central lawn, seating area, greenhouse and decorative borders.

Syddall Avenue is well-placed for ease of access to transport networks, amenities and schools. These homes are always popular - An early viewing is strongly advised.

Tenure: Freehold
Council Tax: SMBC E

- Extended Detached House
- Three Bedrooms
- Two Reception Rooms
- Extended Dining Kitchen
- Potential For Further Updating
- Driveway and Garage
- Gardens
- Sought-After Location
- Further Extension Potential (STP)
- No Onward Chain

Covered Entrance Porch

Entrance Hallway

Dining Room
13'4 into bay x 12'9

Living Room
20'5 x 13'1 into inglenook red to 11'1

Dining Kitchen
16'8 max x 8'6

First Floor Landing

Bedroom One
13'4 into bay x 12'9

Bedroom Two
11'10 x 11'2 max

Bedroom Three
8'2 x 7'0

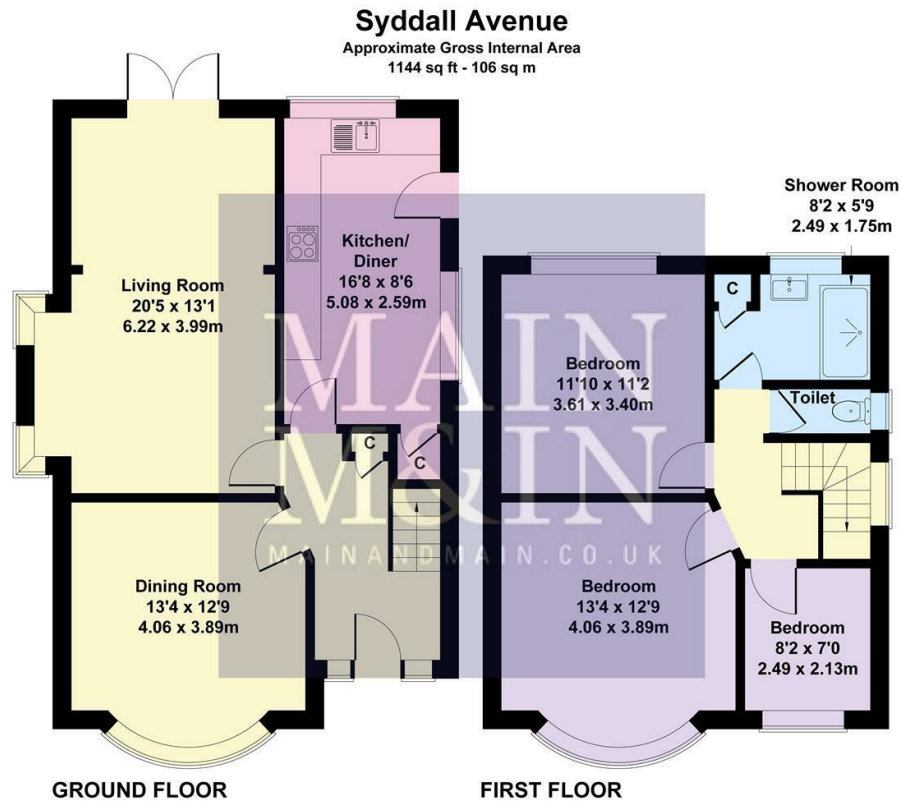
Shower Room
5'9 x 8'2

Separate WC

Externally
Paved front garden and driveway.
Driveway extends alongside the property to a Detached Garage.
Enclosed garden to the rear with lawn, seating area and decorative borders.

Garage
16'2 x 9'5

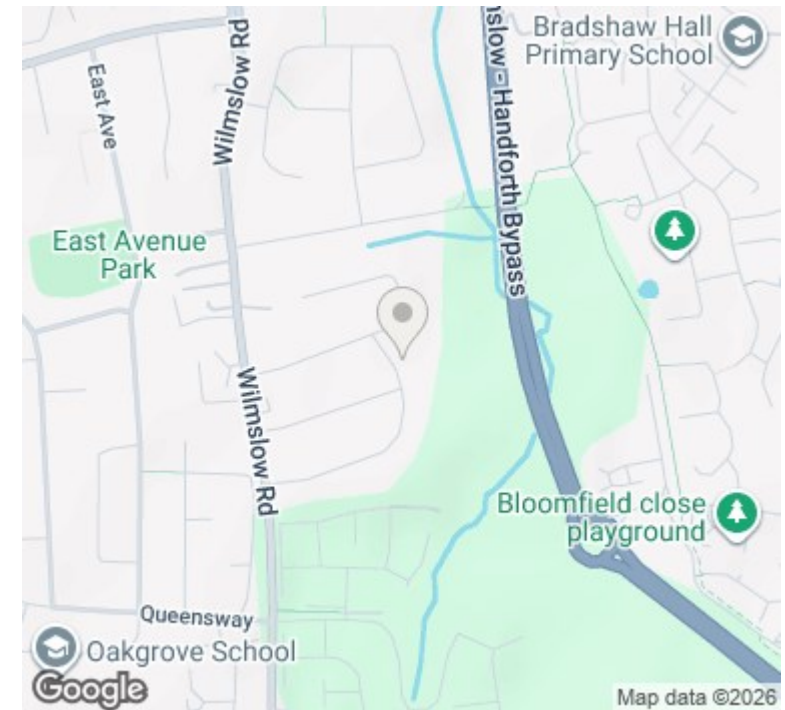




Not to Scale. Produced by The Plan Portal 2026
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To view this property call Main & Main on 0161 437 1338



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			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			(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 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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