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## 42 Queensway Heald Green SK8 3DD

A Three Bedroom Corner Sited, Semi Detached situated close to Heald Green Village.

Occupying a primer corner position with the main driveway off Westwood Road, this property has been extended to the dining room. Overall, it has been well maintained having had a new roof some ten years ago. Other maintenance work/improvements have also been undertaken over recent years. The property offers: Entrance Porch, Hallway, Lounge opening into extended dining room, refitted kitchen, landing, three bedrooms, Wet Room and Separate WC. Floor Loft space. Outside: Gardens on three sides to include garage and driveway.

The property lies close to the village, transport and train station. Other larger centres are only a short driving distance away.

Viewing essential at a very sensible price.

- · Three Bedrooms
- · Re-Roofed
- · Gas Central heating
- PVCU Double Glazing
- · Cavity Wall Insulation
- · Extended Dining Room
- · Gardens on Three Sides
- · Viewing Essential

Storm Porch

Entrance Hall 11' x 6'4" Laminate Floor

Tenure: Leasehold Council Tax: SMBC C

## Asking Price £375,000

Lounge

15'8" x 11'5"

Marble Fireplace and Fitted Log Effect Electric Fire Opening to:

Extended Dining Room

11'9" x 9'5"

PVCU Double Glazed Door

Kitchen

12'7" x 8'3"

White Fitted Units, Induction Hob, Extractor Hood Electric Oven/Grill, Plumbing and space for Washing Machine Integrated Fridge, integrated freezer, Wall Mounted Gas Boiler Larder Cupboard under stairs

Landing

Bedroom One

11'7" x 12'5"

Fitted Wardrobes and Cupboards

Bedroom Two

Bedroom Three

7'1" x 6'5"

Shower Room

5'2" x 5'2"

Tiled Walls, Shower Rail/Curtain Wash Basin/Cupboards below

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Separate WC Part Tiled Walls Low Level WC

Laf

Folding Ladder, Flooring, Lighting

Outside

Concrete Garden, Driveway Patio, Fencing, Lawns

Leese Details

Lease commencing 1960 with 933 years remaining

Ground Rent: £10 Per Annum.

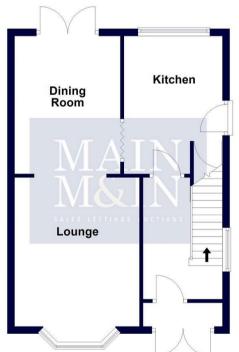


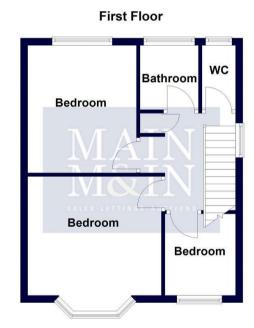






## **Ground Floor**





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

42 Queensway, Heald Green

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



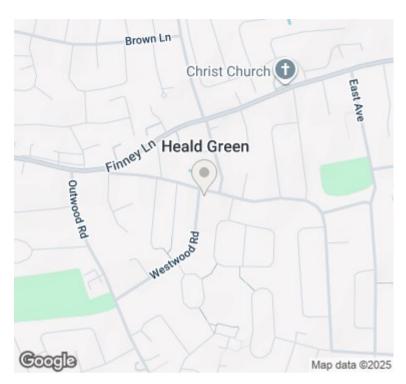










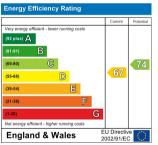


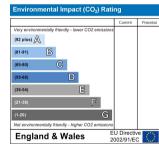
Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to 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.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.





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