



44 Bolshaw Road  
Heald Green SK8 3NY  
£325,000

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# 44 Bolshaw Road Heald Green SK8 3NY

£325,000

A pre-war (circa 1933) extended three-bedroom semi-detached home enjoying open views across farmland to the front and offered with NO ONWARD CHAIN

Dating back to the 1930s, this appealing property comprises an entrance hall, spacious lounge, dining room and fitted kitchen. To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from gardens to both the front and rear, with the front garden also providing off-road parking for two vehicles.

The home is conveniently located approximately one mile from Heald Green village and railway station, with local schools within the SK8 postcode. Excellent transport links are close by, Within half a mile is the access point to the bypass (Lakeland Centre).

While the property would benefit from some cosmetic updating, this presents an excellent opportunity to add value.

Offered with no onward chain — a fantastic opportunity not to be missed.

- Extended Semi
- Three Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Open Aspect to the front
- NO ONWARD CHAIN
- New Boiler (2026) with Warrantee

Tenure: Leasehold  
Council Tax: SMBC C

Entrance Hall  
10'7" x 6'4"  
PVCU Double Glazed Front Door  
Cupboard under stairs

Lounge  
19'3" x 10'8"  
Fireplace, Folding doors to:

Dining Room  
12'5" x 11'5"  
PVCU Double Glazed Patio Door

Fitted Kitchen  
14'5" x 6'9"  
Part Tiled Walls, Fitted Cupboards (white units), Ceramic Hob, Extractor Hood  
Electric Oven/Grill, Plumbing for Washing Machine & Dishwasher

Landing

Bedroom One  
11'9" x 10'9"

Bedroom Two  
10'8" x 7'4"

Bedroom Three  
7'3" x 6'6"

Bathroom/WC/Shower  
12'10" x 6'6"  
Part Tiled Walls, Shower Cubicle, Panelled Bath, Pedestal Wash Basin, Low Level WC  
Extractor Fan

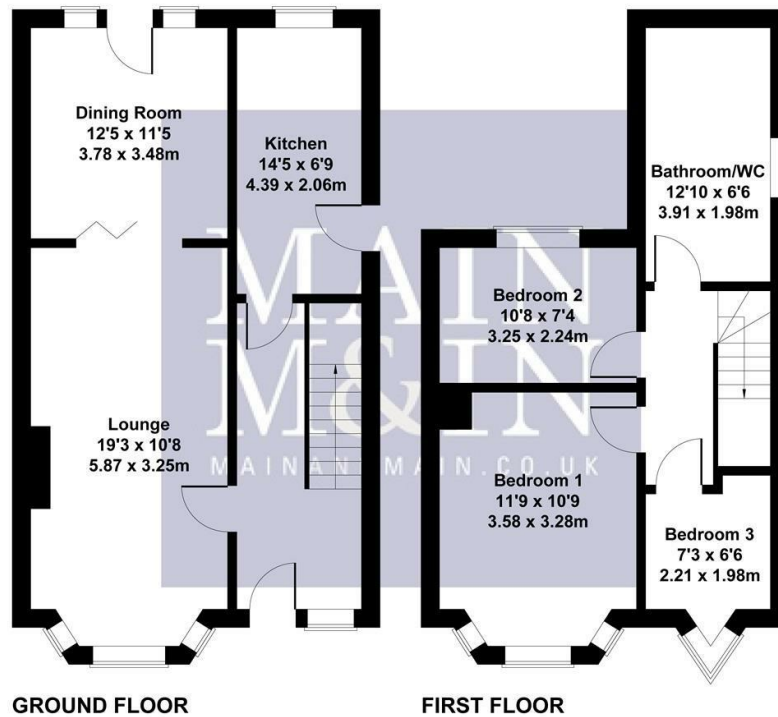
Outside  
Gardens to the front and rear. Parking to front.  
Enclosed rear garden (requires some attention).

Lease Details  
Residue of 999 years from 1933 with 907 Years Remaining  
Ground Rent: £8.10 per Annum





# **Bolshaw Road** Approximate Gross Internal Area 1025 sq ft - 95 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



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.

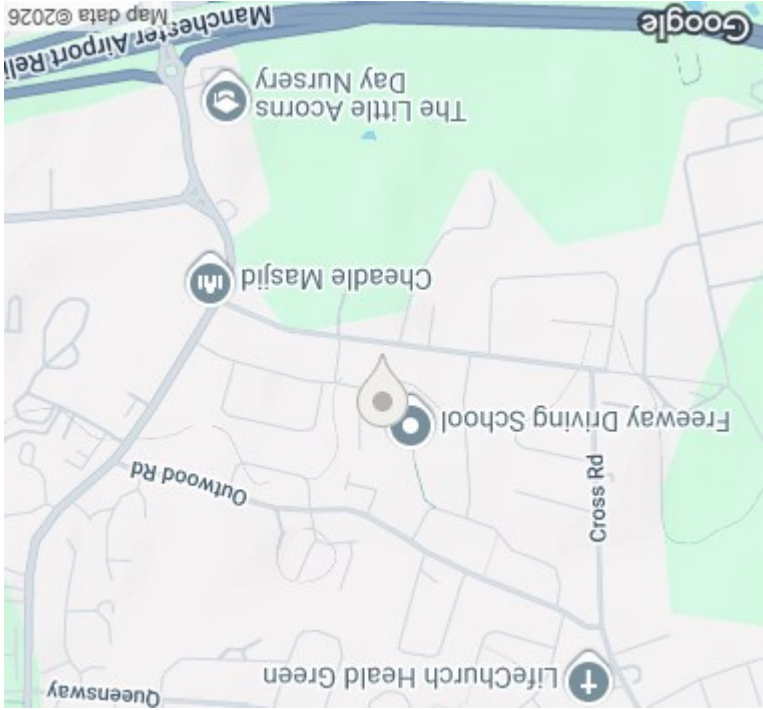
NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

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