



42 Queensway  
Heald Green SK8 3DD  
Asking Price £375,000

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# 42 Queensway

## Heald Green SK8 3DD

Asking Price £375,000

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

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  
11'5" x 9'8"

Bedroom Three  
7'1" x 6'5"

Shower Room  
5'2" x 5'2"  
Tiled Walls, Shower Rail/Curtain  
Wash Basin/Cupboards below

Separate WC  
Part Tiled Walls  
Low Level WC

Loft  
Folding Ladder, Flooring, Lighting

Outside  
Concrete Garden, Driveway  
Patio, Fencing, Lawns

Lease Details  
Lease commencing 1960 with 933 years remaining  
Ground Rent: £10 Per Annum.





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

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Company Registration No. 5615498