



94 Ashdale Drive
Heald Green SK8 3SP
Offers Over £400,000



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A FREEHOLD, Four Bedroom, Two Bathroom, Dormer Semi-Detached Bungalow.

Built in the 1960s, this sizeable property lies on a much sought-after development which is not far from Heald Green Village and Station. Also close by are local primary schools.

The property stands on a good sized plot with the added advantage of additional parking to the front. Along the side is a car port and garage beyond.

The accommodation comprises: Entrance Porch, Hallway, Lounge, Kitchen/Dining Area, Two Bedrooms (Ground Floor), Re-Fitted Wet room/WC. On the first floor are two further bedrooms and bathroom/WC. Overall it represents a well-proportioned and versatile purchase.

Within the area are both the M56/M60 Motorways and Manchester International Airport. Other centres such as Cheadle, Gatley and Cheadle Hulme are also within the SK8 postcode.

- Freehold
- Four Bedrooms
- Two Bathrooms
- Gas Central Heating
- PVCU Double Glazing
- Car Port & Garage
- Popular Location
- Versatile Accommodation
- Gardens

Tenure: Freehold
Council Tax: SMBC D

Entrance Hallway

Living Room
12'8 red to 10'10 x 18'7

Dining Kitchen
8'7 red to 5'8 x 23'8 max

Inner Hallway

Family Shower Room/WC
8'8 x 4'9

Bedroom One
9'7 x 14'4

Bedroom Two/Second Reception Room
11'10 x 10'6 red to 8'6

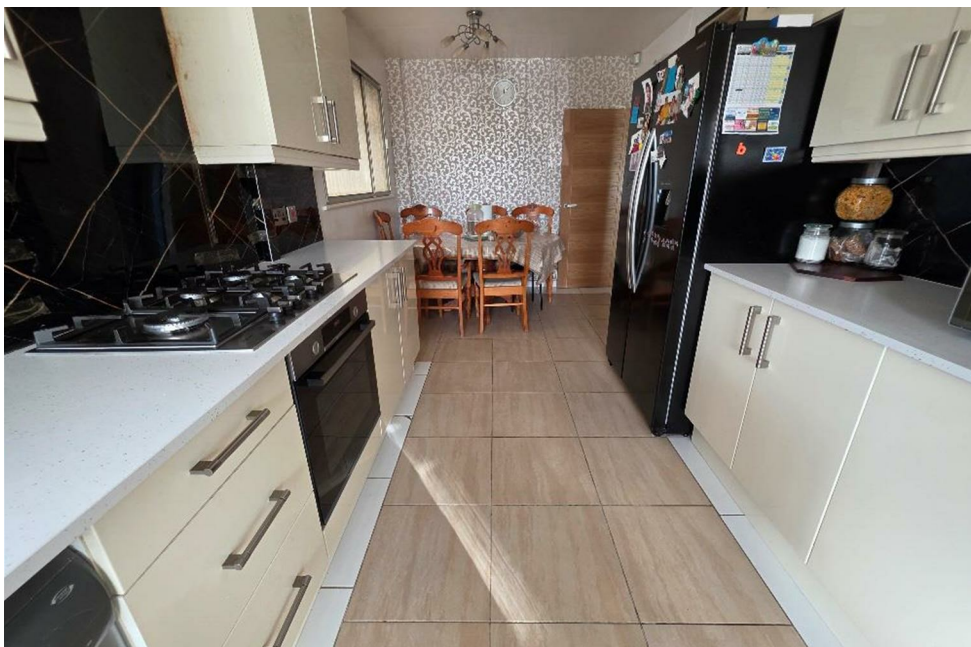
First Floor Landing

Bedroom Three
21'10 max x 13'3 red to 8'10

Bedroom Four
20'9 max x 8'9

Externally

Garden and wide driveway to the front.
Gated car port alongside the property leading to Garage.
Enclosed garden, laid to lawn.

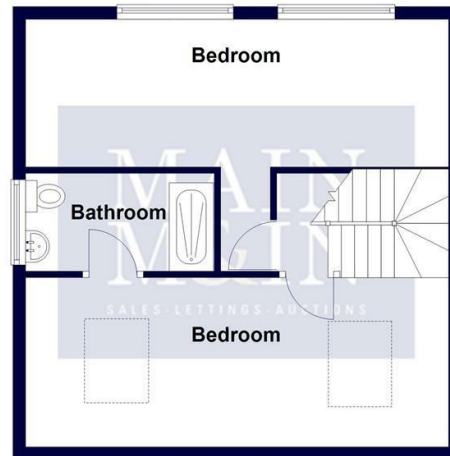




Ground Floor



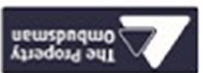
First Floor



Ashdale Drive

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





Company Registration No. S615498

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

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

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England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions (A)	(92 plus)
Environmentally friendly (B)	(81-91)
Decent (C)	(69-80)
Not environmentally friendly - higher CO2 emissions (G)	(1-20)

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs (A)	(92 plus)
Energy efficient (B)	(81-91)
Decent (C)	(69-80)
Not energy efficient - higher running costs (G)	(1-20)
Current	77
Potential	68

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.

