BEST
ESTATE AGENT GUIDE
AWARDS 2025
TOP 500
SALES
AWARDED FOR
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4 Roseacre Drive
Heald Green SK8 3UP
Asking Price £310,000

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4 Roseacre Drive

Heald Green SK8 3UP

Asking Price £310,000

A FREEHOLD, Three Bedroom, Semi Detached in need of updating. NO ONWARD CHAIN.

On the market for the first time since being built in the 1970s, this property built by Roy Howarth lies of Finney Lane close to local shops and transport. In addition, schooling is within the SK8 postcode for both state and private.

Heald Green Centre is well served with shops, restaurants, bards and cafes. In addition, the larger super stores can be found on the A34 bypass (John Lewis, Sainsbury's etc). Only a short drive away are both the M56/M60 motorways.

The property offers: Entrance Porch, Lounge, Dining Room, Kitchen, Conservatory, Landing, Three Good Bedrooms, Bath/Shower Room, Separate WC. Outside: Integral garage and gardens to the front and rear which also includes a greenhouse.

This house has been sensibly set with it's price to allow for updating.

- Gas Central Heating
- PVCU Double Glazing
- Three Excellent Bedrooms
- Conservatory
- Integral Garage
- Freehold
- Updating required
- Great Potential
- NO ONWARD CHAIN

Tenure: Freehold
Council Tax: SMBC C

Entrance Porch

Lounge
14' x 9'10"
Wall Mounted Gas Fire

Dining Room
10'2" x 7'6"
Stairs off

Kitchen
9'8" x 7'5"
Fitted Units, Electric Cooker

Conservatory
12'5" x 6'9"
PVCU Double Glazed

Landing

Bedroom One
14'6" x 9'7"
Fitted Wardrobes

Bedroom Two
10'7" x 8'10"

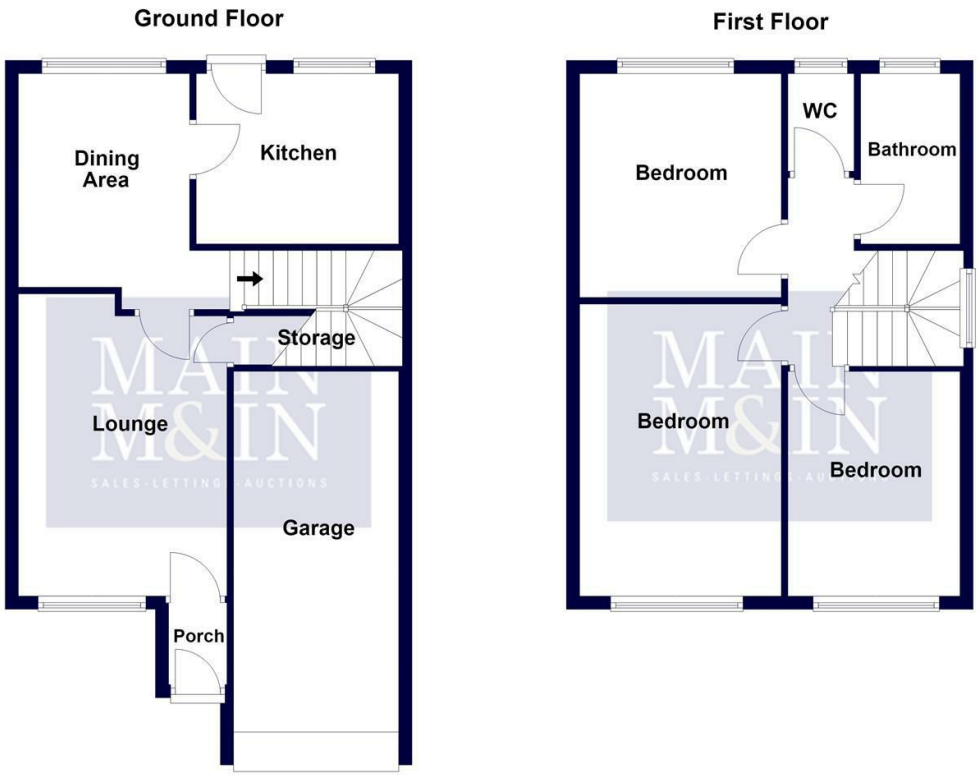
Bedroom Three
10'1" x 7'3"

Shower Room
7'5" x 6'4"
Tiled Walls, Tiled Shower Cubicle, Pedestal Wash Basin
Low Level WC, Inset Lighting.

Separate WC
Tiled Walls, Low Level WC

Outside
Integral Garage 18'2" x 8'2"
Up and Over Door, Wall Mounted Gas Boiler, Work Bench, Shelving

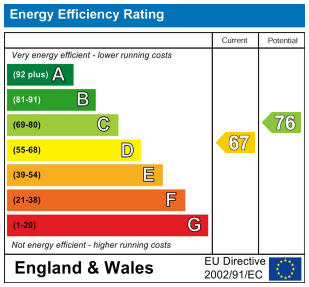
Garden and Driveway to the front.
Rear Garden with fencing, lawn, greenhouse.
An extra piece of land at the bottom on the right belongs to number 4 but requires fencing.

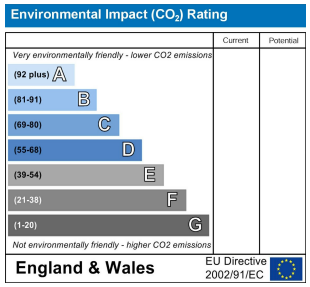


Roseacre Drive, Heald Green

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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Company Registration No. 5615498