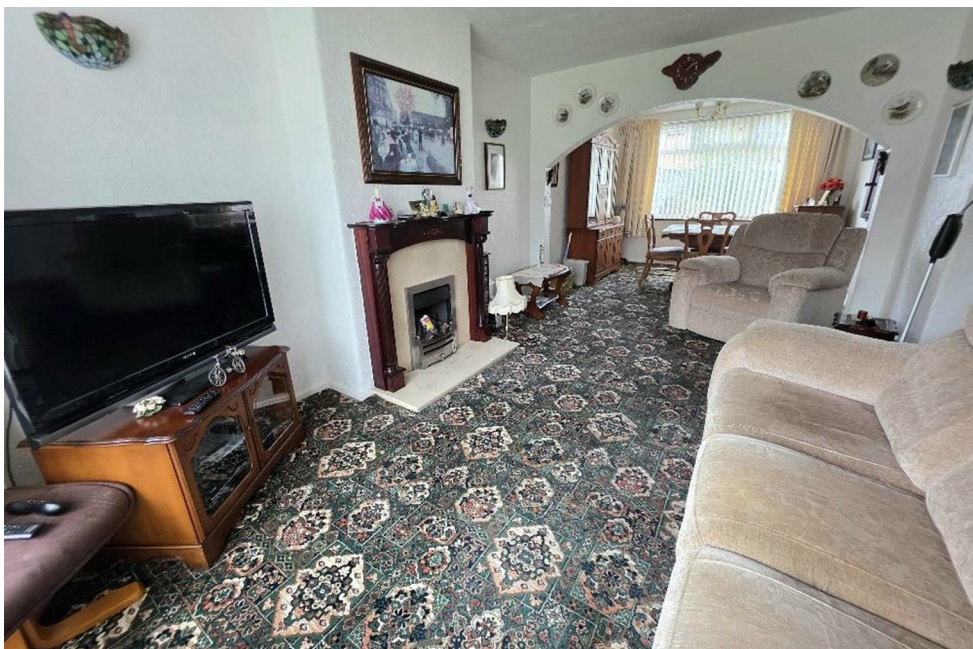




14 Cornwall Road
Heald Green SK8 3EE
Offers Over £325,000

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14 Cornwall Road Heald Green SK8 3EE

Offers Over £325,000

Offered for sale with no onward chain, this traditional semi-detached house has been priced to reflect the fact that some updating is now required.

Cornwall Road is located just off Queensway, close to the amenities of Heald Green village. The area benefits from popular schools for all age groups and excellent transport network links.

An entrance porch leads to an entrance hallway. The kitchen is positioned to the rear of the house, whilst there is a well-proportioned living room with bay window to the front. This room opens through an archway to the dining room, with window overlooking the rear garden.

To the first floor are two double bedrooms, a single bedroom, shower room and a separate WC.

The house stands behind a garden area with a driveway providing off road parking space, leading through gates and on to a detached garage. The rear garden is enclosed and it features a seating area with a lawned section and greenhouse.

This property represents an excellent opportunity to acquire a home which can be improved. There is also scope to extend the property, subject to obtaining the necessary permissions. An internal inspection is advised in order to appreciate the potential on offer here.

Tenure: Leasehold
Council Tax: Stockport C

- Gas Central Heating
- PVCU Double Glazing
- Some Updating Required
- Driveway & Garage
- Gardens
- No Onward Chain

Entrance Porch

Entrance Hallway

Living Room

16'8 into bay x 11'4

Opens to:

Dining Room

9'5 x 10'4

Kitchen

11'3 x 7'4

First Floor Landing

Bedroom One

14'3 into bay x 8'9 to fitted wardrobes

Bedroom Two

12'1 x 10'6

Bedroom Three

8'11 x 7'4

Shower Room

5'4 x 7'2

Separate WC

Externally

Gardens to the front and rear.

Driveway providing off-road parking space.

Gates to the side leading to garage.

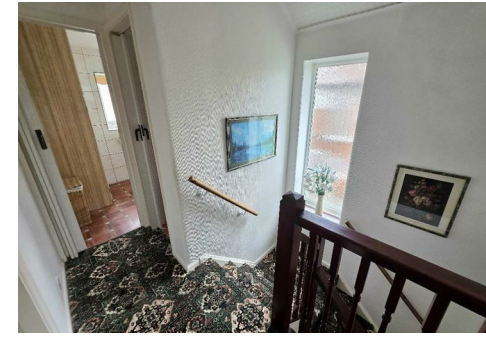
Detached Garage

23'6 x 8'4

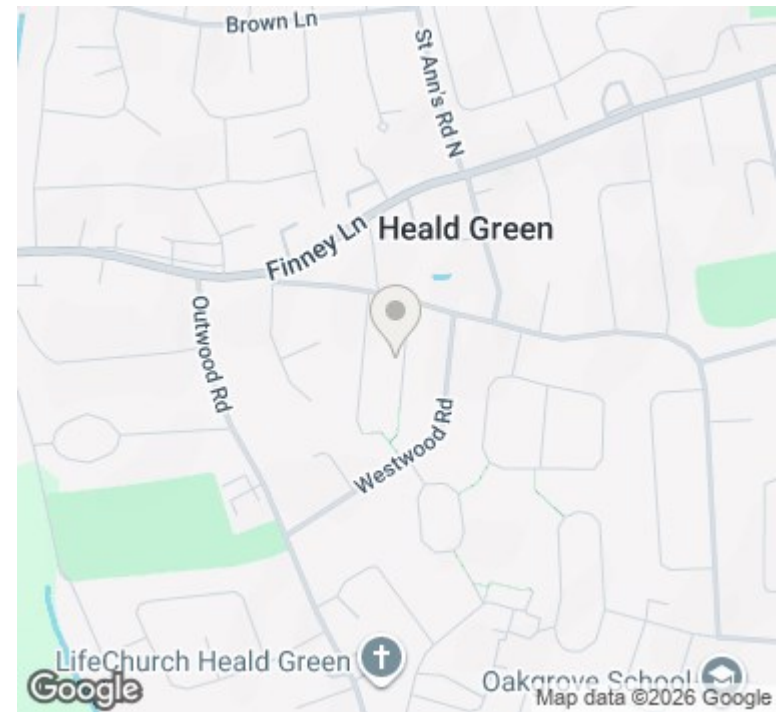
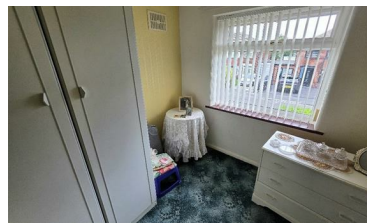
Leasehold Information

931 years remain on a lease which expires on 27/05/2957.

Ground Rent of £8 PA.



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

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