



79 East Avenue  
Heald Green SK8 3BR  
Asking Price £350,000



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# 79 East Avenue

## Heald Green SK8 3BR

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A FREEHOLD, Three Bedroom, Extended Semi Detached.

Built some sixty five years ago and later extended, this property has been cared for over the years, but now requires some updating. Of special note is the fact the property has had the roof retiled and felted since built. It offers: Entrance Hall, Lounge, Dining Room, Extended Kitchen, Three Bedrooms, Bathroom/WC. Outside is an attached brick Garage plus well kept gardens to the front and rear. Overall it represents an excellent purchase at a sensible price.

The property lies close to a local primary school, and within three quarters of a mile of Heald Green Village and Train Station. The large super stores can be found on the A34 bypass (John Lewis & Sainsbury's) plus John Lloyd Sports Centre.

Within a couple of miles are both the M56/M60 Motorways and Manchester Airport.

- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Extended Ground Floor
- Freehold
- Excellent Gardens
- Great Potential

Entrance Hall  
6'4" x 6'  
Cupboard Understairs

Tenure: Freehold  
Council Tax: SMBC C

Living Room  
11'3" x 13'2"  
Gas Fire and Marble Surround

Sliding Doors opening into:

Dining Room  
11' x 9'7"

Kitchen  
16'6" x 8'2"

Landing  
Loft Access

Bedroom One  
13'3" x 10'5" (into cupboards)  
Fitted Wardrobes

Bedroom Two  
11'1" x 10'5"  
Built in Cupboard

Bedroom Three  
7'2" x 9'5"  
Built in Cupboard

Shower Room  
7'1" x 5'5"  
Electric Shower Unit, Wash Basin, Tiled Floor, Tiled Walls

Separate WC  
2'4" x 4'3"

Outside  
Garage 17' x 7'5"





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



Company Registration No. S615498

Lettings (1<sup>st</sup> 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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Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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

England & Wales	
EU Directive 2002/91/EC	
Current	Potential
(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

Very energy efficient - lower CO2 emissions  
Not environmentally friendly - higher CO2 emissions

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Very energy efficient - lower running costs  
Not energy efficient - higher running costs

