



11 Ashdale Drive  
Heald Green SK8 3SX  
Asking Price £400,000

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# 11 Ashdale Drive Heald Green SK8 3SX

Asking Price £400,000

A Beautifully presented, extended, FREEHOLD, Three Bedroom Semi Detached. EV CHARGING POINT.

Situated off Oakdale Drive, this fabulous home offers: Entrance Porch, Hallway, Lounge, Re-fitted and extended Kitchen/Dining/Day Room, Landing, Three Bedrooms, Modern Shower Room/WC. Outside: Detached Garage, Gardens to the front and rear all laid out for ease of maintenance.

The property is within a mile of Heald Green Village/Station. Schooling for all age groups both state and private are within the SK8 postcode. Also within a few miles are both the M56/M60 Motorways, Manchester Airport and the large stores on the A34 bypass (John Lewis, Sainsbury's, Tesco, M&S etc).

Heald Green lies some nine miles south of Manchester City Centre and is within a much sought after commuter belt.

Viewing is ESPECIALLY RECOMMENDED.

- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Extended to Rear
- Very Well Presented
- Re-Roofed in 2004
- EV Charging Point
- Freehold
- Viewing Essential

Entrance Hall  
13'9 x 6'4  
Understairs Storage with wall mounted combi boiler

Living Room  
13'3 x 11'4  
Feature fireplace with surround with living flame coal effect gas fire

Open Plan Kitchen/Dining/Dayroom  
22'7 x 18'2

Open plan Kitchen with ample surface/ storage space outfitted with, oven with grill, induction hob with extractor fan, spaces for appliances opening to the Dining/Dayroom

Landing  
7'2 x 6'6  
Loft Access

Bedroom One  
13'4 x 10'4

Bedroom Two  
11'0 x 10'6  
Built in Wardrobe

Bedroom Three  
9'2 x 7'3

Shower Room/ WC  
White suite, Walk in shower, Low level WC, Wash basin, Heated towel rail

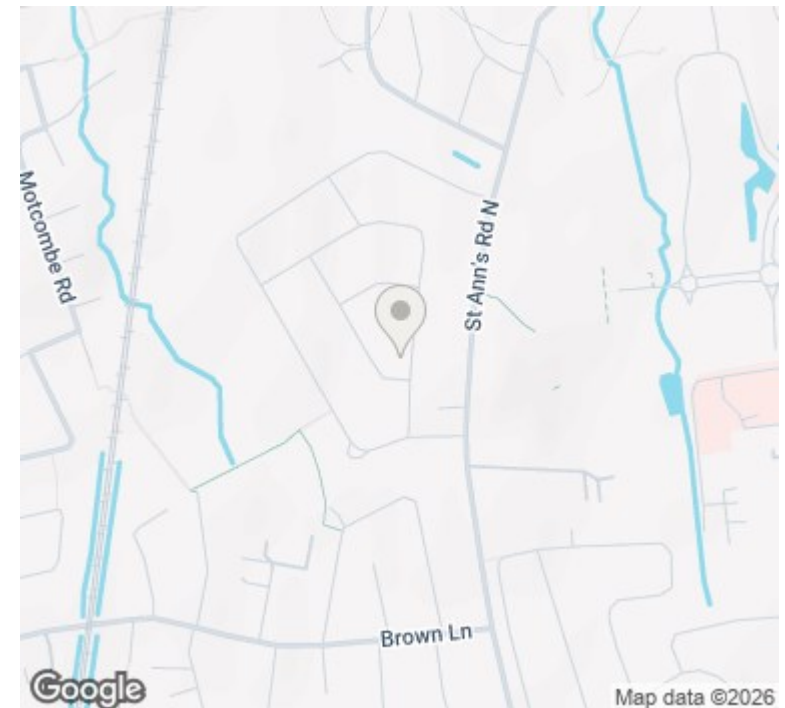
External  
Garden area to the front, block pavior driveway leading to the detached Garage/Store  
Enclosed garden to the rear laid for ease of maintenance.



Tenure: Freehold  
Council Tax: SMBC C



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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