



12 Ashdale Drive
Heald Green SK8 3SX
Asking Price £340,000

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12 Ashdale Drive Heald Green SK8 3SX

Asking Price £340,000

A FREEHOLD, Three Bedroom Semi Detached with a Private Rear Garden.

Situated off Oakdale Drive, this three bedroom home has had the asking price realistically set as our client wishes to sell. It stands on a good sized plot. Over recent years the property has been reroofed, and had several windows and frames renewed. Overall it represents an excellent proposition which may suit a first time buyer.

It lies within a short distance drive from Heald Green Village/Station etc/ Slightly further afield are the super stores on the A34 bypass. Both the M56/M60 Motorways along with Manchester Airport are only a few miles away.

Heald Green lies some nine miles from Manchester City centre in a much sought after commuter belt.

VIEWING ESSENTIAL.

- Three Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Re-roofed
- Private Garden
- Sensible Asking Price
- Freehold

Entrance Porch

Hallway
12'11" x 6'4"

Tenure: Freehold
Council Tax: SMBC C

Lounge

12'11" x 11'4"

Granite Fireplace with Coal Effect Gas Fire

Opening to:

Dining Room

11'8" x 9'7"

PVCU Double Glazed French Doors to Garden

Kitchen

10'8" x 8'2"

Fitted Units, Extractor Hood, Electric Under Oven/Grill

Plumbing for washing machine, Space for Tumble Dryer and

Fridge Freezer

Tiled Floor, Side Door

Larder

Landing

Bedroom One

13'11" x 10'5"

Fitted Wardrobes

Bedroom Two

11'8" x 10'5"

Fitted Wardrobes and Drawers

Bedroom Three

9'4" x 7'4"

Built in Wardrobes

Bathroom

7'4" x 5'7"

Part Tiled Walls, White Suite and Shower Over Bath

Separate WC

White Low Level WC

Outside

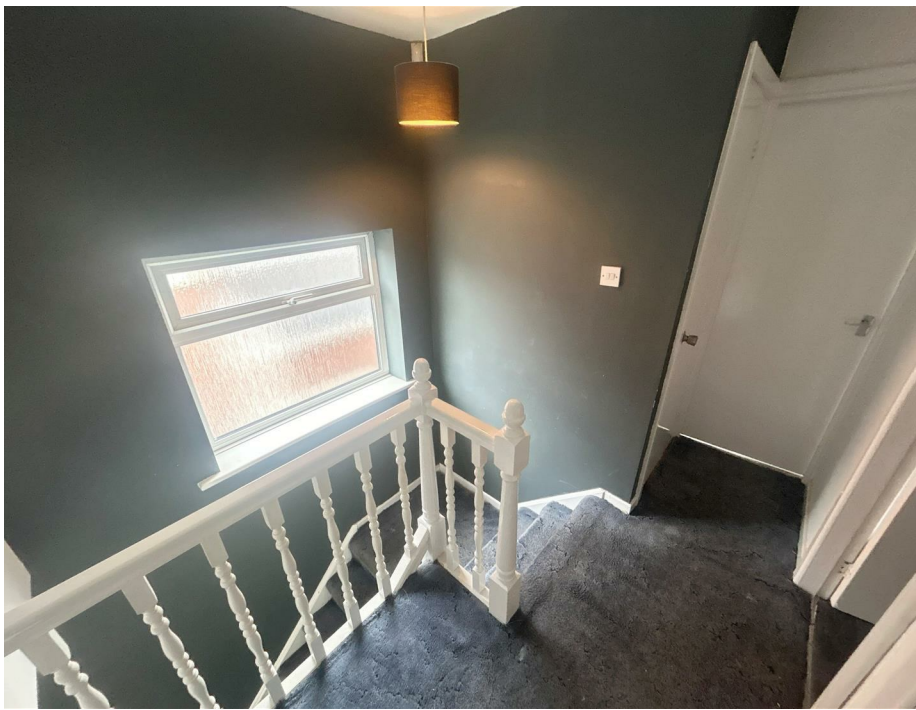
Detached Garage, Side Gates

Gardens front and rear with lawns, driveway, patio, fencing etc.





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

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



Company Registration No. 5615498