
BEST
ESTATE AGENT GUIDE
AWARDS 2025
TOP 500
SALES
AWARDED FOR
MARKETING I SERVICE I RESULTS
28 New Hall Avenue
Heald Green SK8 3LQ
£440,000
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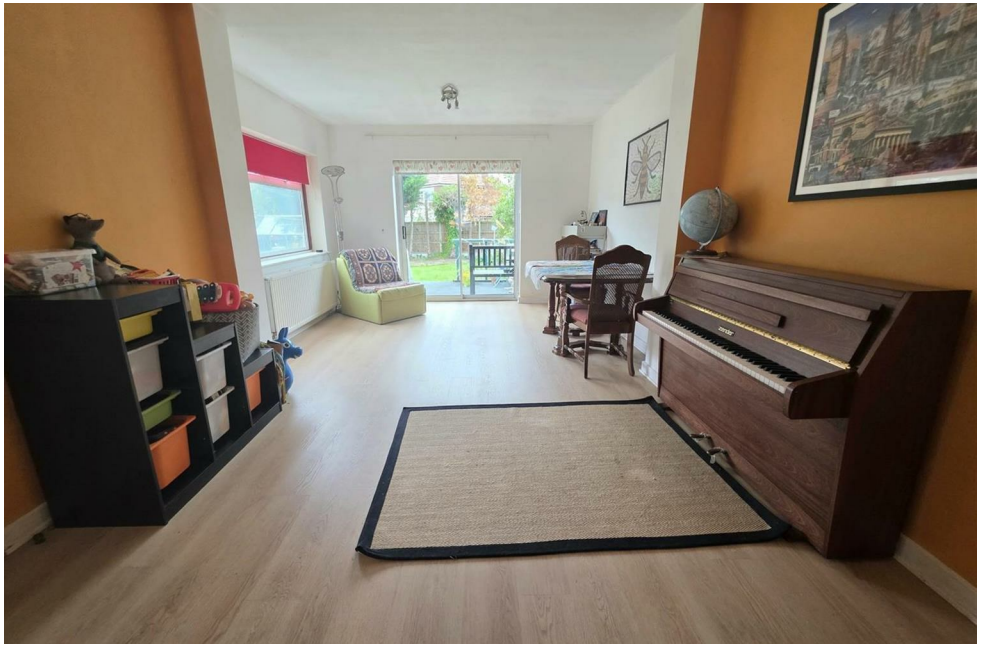




28 New Hall Avenue
Heald Green SK8 3LQ

£440,000

This extended Ben Turner detached home is located on a much sought-after cul-de-sac. The property provides a great family home with the option to add even more accommodation if desired, subject to the necessary permissions being obtained. Positioned within easy reach of open green space: Playing fields and grassland can be accessed on foot, just across the road.

The property stands behind a garden area with a driveway providing off road parking space, leading to an attached garage. The rear garden is of a good size, with raised seating deck, a central lawn and mature planted borders.

An entrance porch opens to an entrance hallway with storage. There is a living room to the front of the house, with a bay window and an inglenook feature. Glazed sliding doors open to an extended sitting room, with sliding double-glazed doors to the deck and garden. The dining kitchen runs across the rear of the property, behind the integral garage.

To the first floor is a landing with access to the bedrooms: Two good double rooms, a single bedroom, a bathroom which is fitted with a modern white suite and a separate WC.

New Hall Avenue is well-placed for access to amenities, transport networks and schools (both State and Private). Slightly further away are the bigger retail stores on the A34 Bypass. An internal inspection is NOT TO BE MISSED in order to fully appreciate this property and to understand the options and potential available here.

Tenure: Leasehold
Council Tax: Stockport E

- Three Bedroom Detached
- Extended Accommodation
- Some Updating Required
- Cul-de-sac Location
- Driveway & Garage
- Gardens
- Potential to Extend (STP)
- Excellent Location

Entrance Porch

Entrance Hallway
12'0 x 8'3 max

Living Room
15'10 into bay x 13'1 max into inglenook

Sitting Room
18'10 x 10'10

Dining Kitchen
8'10 x 17'3

First Floor Landing

Bedroom One
13'8 into bay x 10'9 red to 8'11 to fitted wardrob

Bedroom Two
12'1 x 10'9 red to 8'11 to wardrobes

Bedroom Three
7'3 x 8'3

Bathroom
5'11 x 8'2

Separate WC
2'7 x 4'11

Externally
Garden area to front with driveway.
Enclosed garden to the rear with raised deck, lawn and decorative borders.

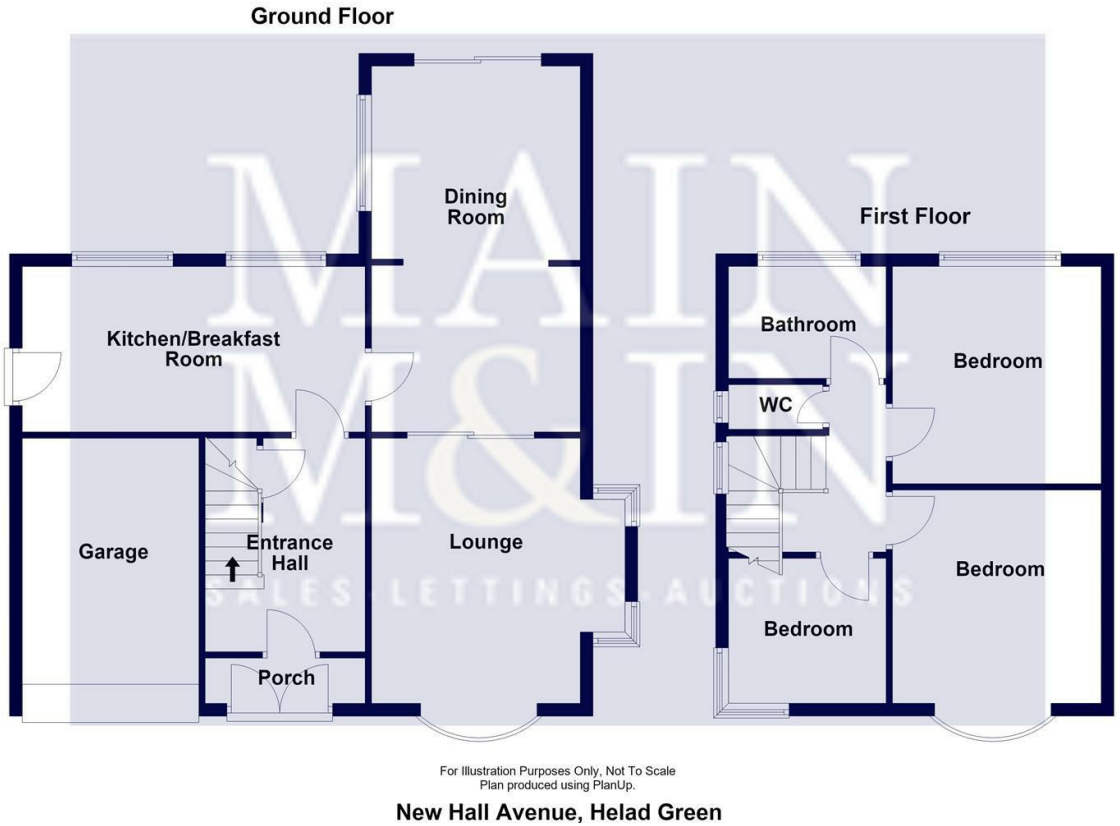
Leasehold Information
936 years remain on a lease which ends on 27/02/2963.
Ground rent reported by the client as £10 PA.











For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

New Hall Avenue, Helad Green





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



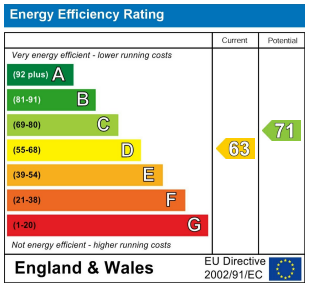


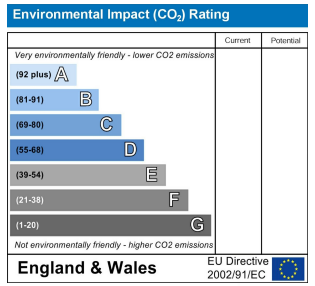






Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to 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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BEST AWARDS 2025 TOP 500 SALES

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