

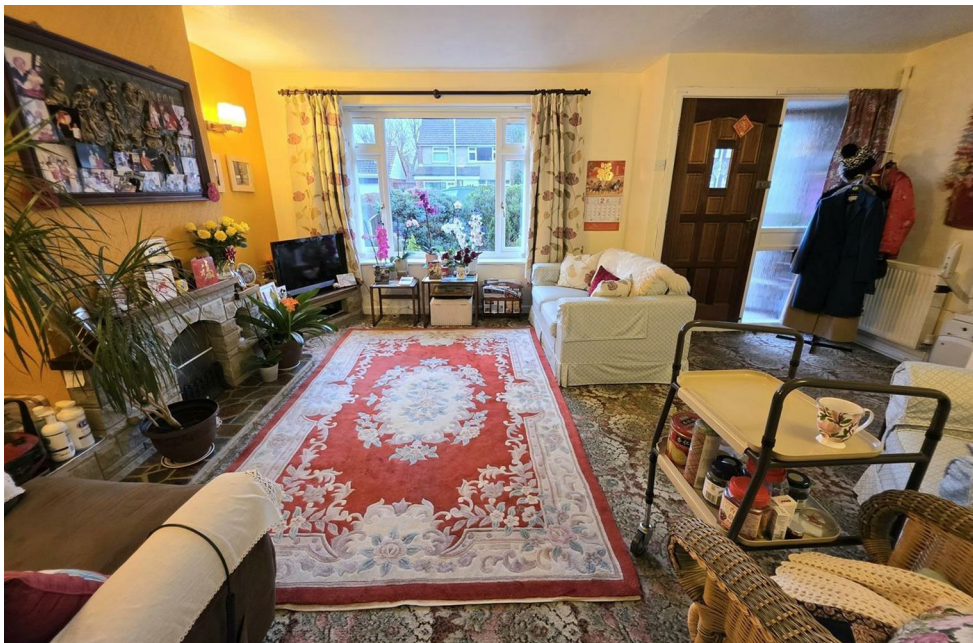


43 Ashdale Drive
Heald Green SK8 3SY
£345,000

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43 Ashdale Drive Heald Green SK8 3SY

£345,000

Offered for sale with the benefit of having no onward chain, this semi-detached residence stands behind a garden area with a driveway providing off road parking space, in addition to a detached garage to the rear, with electrically-operated door.

An entrance porch leads to a spacious living room. This room opens to a dining room with sliding doors to the rear garden. A fitted kitchen completes the ground floor.

Upstairs, a landing gives access to two well-proportioned double bedrooms and a single bedroom. There is a bathroom which is fitted with a white suite, with shower above the bath. A separate WC completes the accommodation. A pull-down ladder gives access to the attic space, which provides useful additional storage space.

To the rear of the property is a garden which is designed to minimise maintenance - Gravel-covered sections, a seating area and decorative borders provide a pleasant area to relax in.

Ashdale Drive forms part of a popular residential area, with excellent transport links and good access to amenities. Popular schools for all age groups are available within the area.

These homes are always a popular choice as they appeal to a wide range of potential purchasers. An early viewing is advised in order to avoid disappointment.

- Gas Central Heating
- PVCU Double Glazing
- Two Reception Rooms
- Three Bedrooms
- Attractive Gardens
- Driveway
- Detached Garage
- Popular Location
- No Onward Chain

Entrance Porch

Living Room
18'2 x 13'7

Dining Room
10'1 x 9'7

Kitchen
8'2 x 10'11

First Floor Landing

Bedroom One
10'6 x 13'7

Bedroom Two
10'6 x 10'11

Bedroom Three
7'4 x 9'7 max

Bathroom
5'5 x 7'3

Separate WC

Externally

Garden area to the front, with driveway leading alongside the property through gates.

Detached garage to the rear, with electrically-operated door.

Enclosed garden to the rear, designed for ease of maintenance.

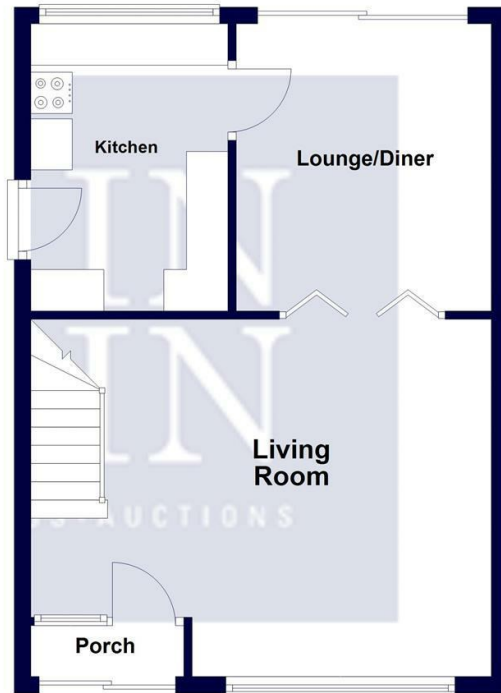


Tenure: Freehold

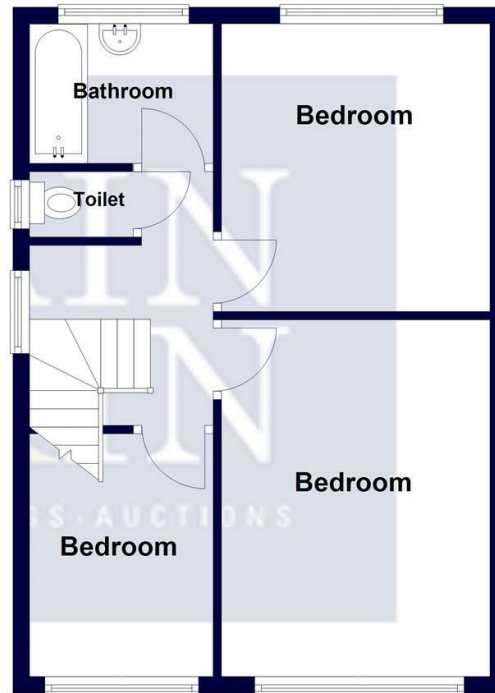
Council Tax: Stockport C



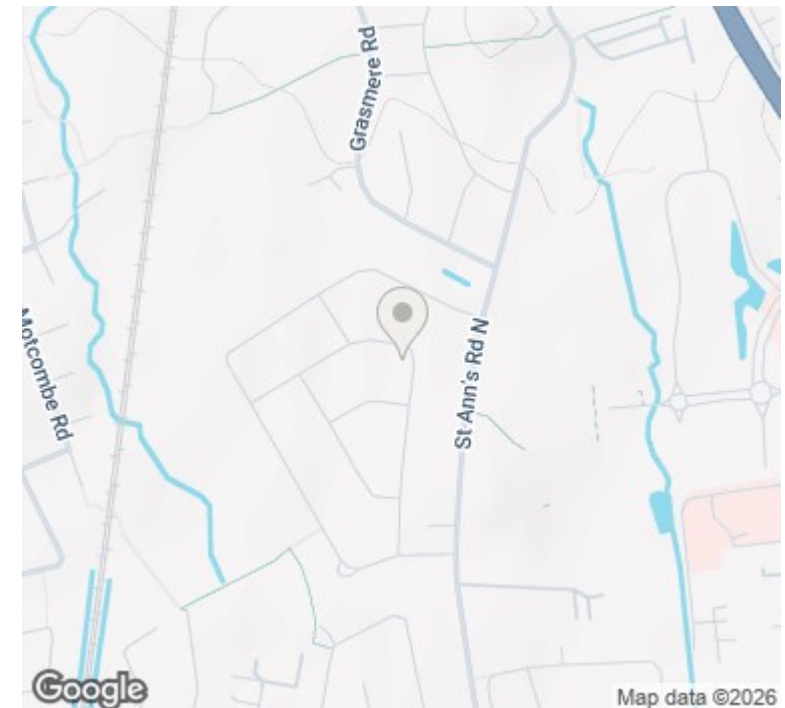
Ground Floor



First Floor



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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