



40 Marquis Drive  
Heald Green SK8 3HS  
£295,000

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# 40 Marquis Drive

## Heald Green SK8 3HS

£295,000

Located towards the end of a pleasant cul-de-sac, this end of terrace home stands behind a driveway which provides off road parking space, alongside a garden area.

An entrance porch opens to a spacious living room. There is a modern fitted dining kitchen with range of integrated appliances. Sliding doors to the side open to the garden.

To the first floor a landing leads to the two double bedrooms and a bathroom which is fitted with a white suite.

The rear garden has a paved seating area and lawned section, with a timber storage shed.

Marquis Drive forms part of a popular residential area, well-located for ease of access to amenities, transport networks and schools for all ages.

This property is likely to appeal to a wide range of purchasers - We advise an early internal inspection.

Tenure: Freehold  
Council Tax: Stockport C

- Two Double Bedrooms
- Spacious Living Room
- Modern Fitted Dining Kitchen
- Family Bathroom
- Driveway
- Gardens
- Cul-de-sac Location
- Viewing Advised

Entrance Porch

Living Room  
13'0 red to 9'6 x 14'7

Dining Kitchen  
12'0 red to 8'6 x 14'7

First Floor Landing

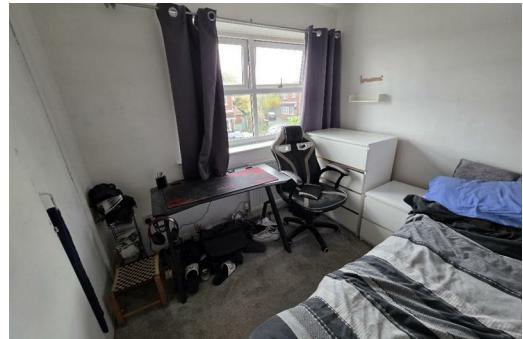
Bedroom One  
9'9 x 14'6

Bedroom Two  
8'9 x 10'9 red to 7'10

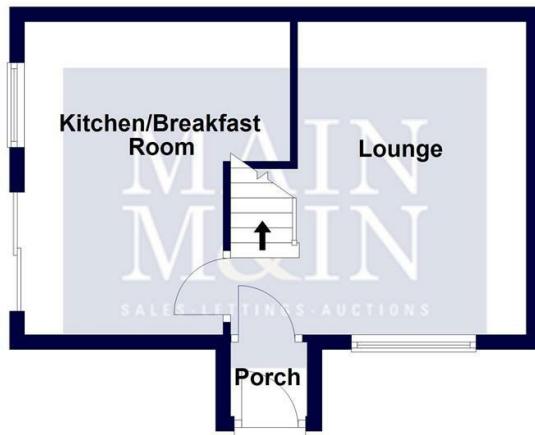
Bathroom  
6'5 x 5'6

Externally  
Driveway to the front with garden area.  
Garden area to the side and rear, with paved seating area, lawn and timber shed.





Ground Floor



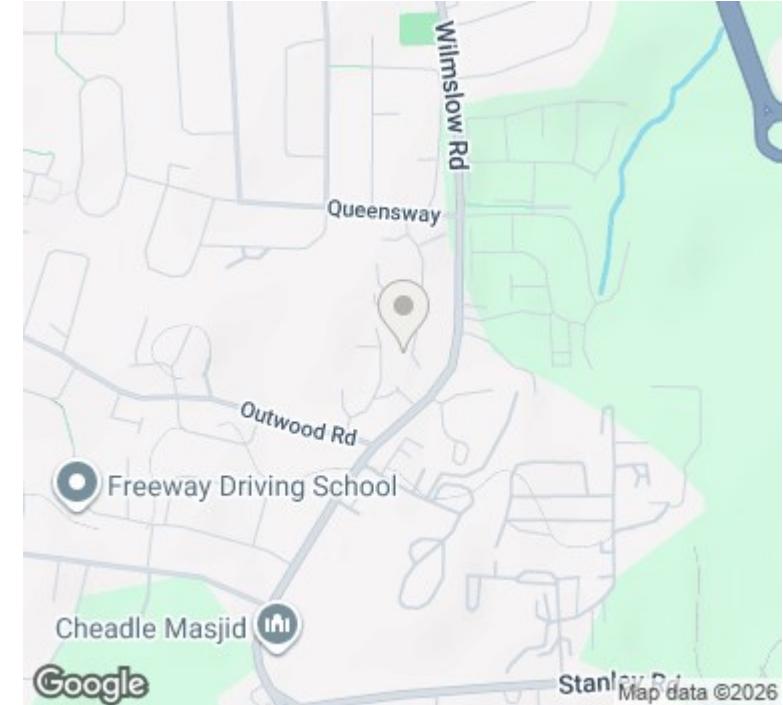
First Floor



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

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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