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36 Westwood Road  
Heald Green SK8 3JW  
£365,000

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# 36 Westwood Road Heald Green SK8 3JW

£365,000

Located on the ever-popular Westwood Road, close to the amenities of Heald Green Village, this traditional semi-detached house has recently benefited from a programme of refurbishment and is available with no onward chain involved.

The accommodation comprises: Entrance porch, entrance hallway, a modern fitted kitchen and a dining room which opens to a living room with bay window.

To the first floor is a landing with storage space. There are two double bedrooms, a single bedroom and a modern bathroom/WC which is fitted with a contemporary suite in white.

The house stands behind a garden area with a driveway providing off road parking space and leading alongside the house to a detached garage. To the rear is a lawned garden with decorative borders.

Heald Green boasts excellent transport links, with a rail station and easy access to the M56/M60 motorway networks. There are popular schools for all age groups within the vicinity.

This is an appealing home which must be viewed.

Tenure: Leasehold  
Council Tax: Stockport C

- Recently Refurbished
- Three Bedrooms
- PVCU Double Glazing
- Gas Central Heating
- Modern Kitchen
- Refitted Bathroom
- Driveway
- Garage
- Gardens
- No Onward Chain

Entrance Porch

Entrance Hallway

Living Room

11'4 x 15'9 max into bay

Opens to:

Dining Room

9'3 x 7'10

Kitchen

8'4 x 12'11

First Floor Landing

Bedroom One

11'6 x 13'1 max into bay

Bedroom Two

9'5 x 11'3

Bedroom Three

6'5 x 7'1

Bathroom/WC

Externally

Garden and driveway to the front.

Driveway alongside the house to Detached Garage.

Lawned garden to the rear with decorative borders.

Leasehold Information

934 years remain of a 999 year lease which started on 3rd Oct 1960 and ends on 3rd Oct 2959.

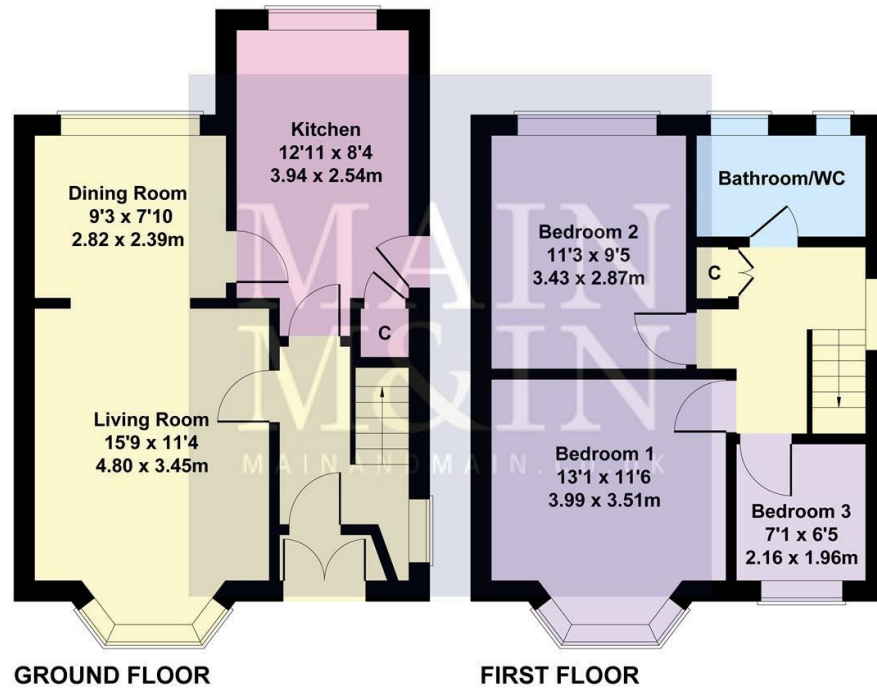
Ground Rent: £TBC Per Annum Payable.





### Westwood Road

Approximate Gross Internal Area  
841 sq ft - 78 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



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



Company Registration No. S615498

Lettings (1<sup>st</sup> Floor) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Lettings + 0161 491 6666

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Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A	(92 plus) A	(92 plus) A	(92 plus) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(56-68) D	(56-68) D	(56-68) D	(56-68) D
(43-55) E	(43-55) E	(43-55) E	(43-55) E
(21-42) F	(21-42) F	(21-42) F	(21-42) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
Current	Current	Current	Current
85	56		

