



13 Hambleton Road  
Heald Green SK8 3DW  
Asking Price £375,000

MAIN  
M&IN  
SALES · LETTINGS · AUCTIONS

MAINANDMAIN.CO.UK



# 13 Hambleton Road

## Heald Green SK8 3DW Asking Price £375,000

Available with no onward chain, this extended semi-detached house offers versatile accommodation which will suit family purchasers in particular.

An entrance porch and hallway lead through to a well-proportioned living room with feature fireplace. The room opens to a dining room, with sliding doors giving access to a further reception room/guest bedroom to the rear, which has an en-suite shower room/WC, plus an external door to the garden. A fitted kitchen completes the ground floor accommodation.

To the first floor is a landing with access to three bedrooms, all of which have fitted wardrobes. There is a shower room/WC which is fitted with a white suite. An additional, separate WC adds practicality.

The house stands behind a wide, block-paved driveway which spans the entirety of the plot, providing off road parking space for three vehicles. There are double gates alongside, providing access to a covered area alongside the house, leading on to a detached garage.

To the rear is a garden of generous proportions, with paved seating area, a lawned expanse and decorative borders.

Hambleton Road forms part of a well-established residential area, close to popular schools, excellent transport links and plentiful amenities. An early internal viewing is advised in order to avoid disappointment.

- Gas Central Heating
- PVCU Double Glazing
- Extended Accommodation
- Versatile Living Space
- Three/Four Bedrooms
- Two Bathrooms & Additional WC
- Detached Garage
- Wide Driveway
- Well-proportioned Garden
- No Onward Chain



Entrance Porch  
7'2 x 2'5

Entrance Hallway  
6'5 x 13'11

Living Room  
11'4 x 13'4  
Open to:

Dining Room  
9'7 x 10'11  
Sliding doors to:

Sitting Room  
10'11 x 13'11 red to 8'8 max  
Dimensions incorporate Shower Room/WC

Shower Room/WC  
4'9 x 4'8

First Floor Landing

Bedroom One  
10'8 red to 8'9 to wardrobes x 13'5

Bedroom Two  
10'8 x 11'0 red to 8'5 to wardrobes

Bedroom Three  
7'2 max x 9'8 max

Shower Room/WC  
7'1 x 5'4

Separate WC

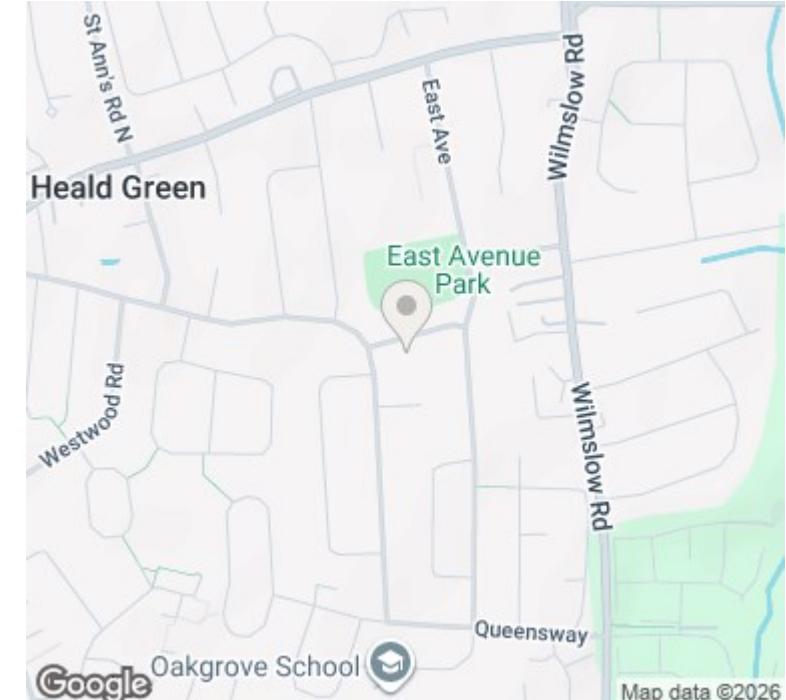
Externally  
A wide block-paved driveway to the front of the house provides off road parking space for three vehicles.  
There is pedestrian gated access to the side, leading to a covered area alongside the property and a detached garage.  
To the rear is an enclosed garden with seating area and a large lawned expanse with decorative borders.

Detached Garage  
9'5 x 15'9

Tenure: Freehold  
Council Tax: Stockport C



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.

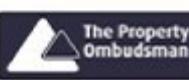
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

[mainandmain.co.uk](http://mainandmain.co.uk)

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

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



Company Registration No. 5615498