



AWARDED FOR  
MARKETING | SERVICE | RESULTS

24 Davies Avenue  
Heald Green SK8 3PG  
£325,000





# 24 Davies Avenue Heald Green SK8 3PG

£325,000

Offered for sale with no onward chain, this traditional semi-detached property forms part of a popular residential area, within easy reach of schools, transport links and amenities.

Whilst the property will require a degree of updating, there has been major recent improvement in the form of replacement PVCU double glazing and doors. Another recent update is the installation of a modern shower room/WC.

A covered entrance porch leads to an entrance hallway. There is a living room with bay window to the front elevation. The room opens on to a dining room which overlooks the rear garden. A kitchen completes the ground floor.

Upstairs, a landing leads to two double bedrooms and a single bedroom/study: All of the rooms have fitted furniture. The shower room/WC features a large corner shower enclosure and modern white suite.

The house stands behind a garden area with a driveway providing off road parking space, leading alongside the house and on to a detached garage. The rear garden is of a good size: It features a seating area, central lawn, decorative borders and a storage shed.

This property represents an excellent opportunity to acquire a home which can be further upgraded to your own specification. It may also suit extension, subject to obtaining the necessary permissions.

Tenure: Leasehold  
Council Tax: Stockport C

- Gas Central Heating - Combi Boiler
- Recent PVCU Double Glazing and Doors
- Three Bedrooms
- Two Reception Rooms
- Modern Shower Room/WC
- Driveway
- Garage
- Gardens
- Some Updating Required
- No Onward Chain

Entrance Hallway

Living Room  
14'5 into bay x 11'10  
Open to:

Dining Room  
10'4 x 9'11

Kitchen  
10'4 x 7'10

First Floor Landing

Bedroom One  
14'5 into bay x 12'3 red to 10'10

Bedroom Two  
10'5 x 12'4 red to 9'6

Bedroom Three/Study  
8'10 max x 7'1 max  
(L-shaped)

Shower Room/WC  
7'1 x 5'5

Externally

Garden area to the front.

Driveway alongside, providing off road parking space.

Detached Garage and storage shed.

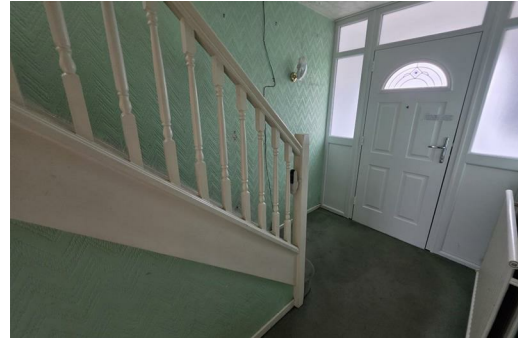
Garden to the rear with seating area, lawn and decorative borders.

Lease Information

932 years remain of a 999 year lease which ends on 30/10/2953.

Ground rent of £7.00 PA payable.





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

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

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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                           |             |
|--|-------------|
| Very energy efficient - lower running costs        | (92 plus) A |
| Energy efficient - lower running costs             | (81-91) B   |
| Decent   | (69-80) C   |
| Needs to be improved                               | (55-68) D   |
| Needs significant improvement                      | (39-54) E   |
| Very poor energy efficiency - higher running costs | (21-38) F   |
| Very poor energy efficiency - higher running costs | (1-20) G    |

| Environmental Impact (CO <sub>2</sub> ) Rating                          |             |
|---|-------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions         | (92 plus) A |
| Environmentally friendly  | (81-91) B   |
| Decent  | (69-80) C   |
| Needs to be improved  | (55-68) D   |
| Needs significant improvement   | (39-54) E   |
| Very poor environmental friendliness - higher CO <sub>2</sub> emissions | (21-38) F   |
| Very poor environmental friendliness - higher CO <sub>2</sub> emissions | (1-20) G    |

