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70 Queensway
Heald Green SK8 3ET
£365,000



MAINANDMAIN.CO.UK



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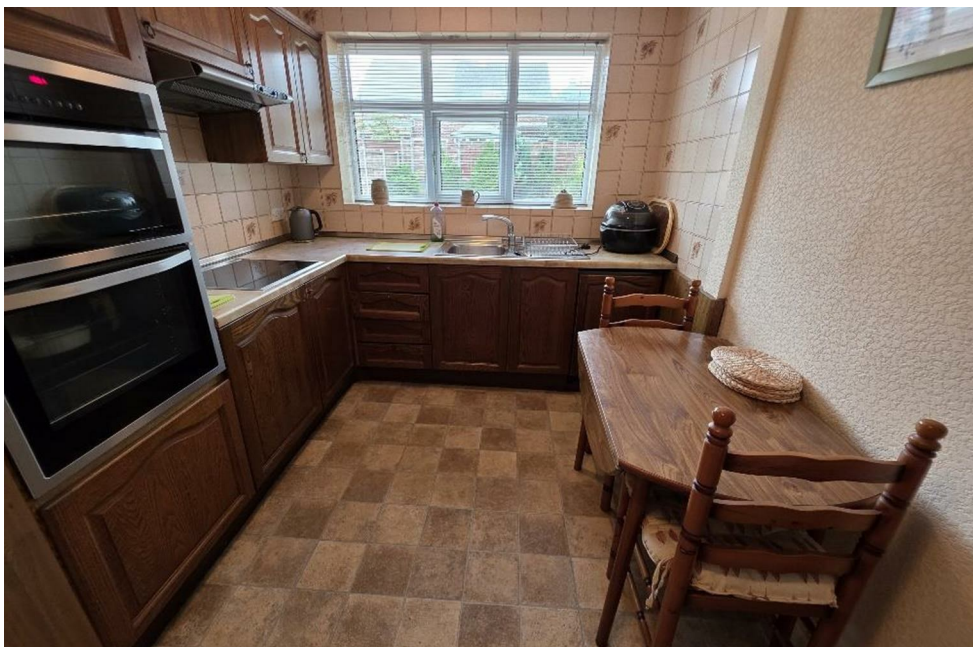
Located on the tree-lined Queensway and available with no onward chain, this traditional semi-detached house is well-placed for access to the amenities of Heald Green village, with excellent transport connections and schools.

An entrance porch opens to an entrance hallway. There is a well-proportioned living room with bay window and feature fireplace. The room opens to a dining room and a dining kitchen completes the ground floor.

Upstairs are two double bedrooms - the principal bedroom with fitted wardrobes. A single third bedroom/study and a modern fitted shower room/WC complete the accommodation.

The house stands behind a lawned garden with a driveway providing off road parking, leading to an attached garage. To the rear is an enclosed garden with lawn, decorative borders and a timber shed.

The property has been very well maintained and it we advise an early viewing: Do not miss the chance to make this charming house your new home.



- Gas Central Heating
- Majority PVCU Double Glazing
- Two Reception Rooms
- Dining Kitchen
- Three Bedrooms
- Modern Shower Room/WC
- Driveway
- Attached Garage
- Gardens
- No Onward Chain

Entrance Porch
Entrance Hallway

Living Room
16'4 into bay x 11'3
Open to:

Dining Room
7'9 x 9'4

Dining Kitchen
12'9 x 8'4

First Floor Landing

Bedroom One
13'1 into bay x 11'5 red to 9'7 to wardrobes

Bedroom Two
11'6 x 9'6

Bedroom Three
7'0 x 6'5

Shower Room/WC
5'7 x 8'4

Attached Garage
16'0 x 7'8

Externally
Lawned garden with driveway leading to garage.
Enclosed garden with lawn, decorative borders and timber shed.

Tenure: Freehold
Council Tax: Stockport C



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



Company Registration No. S615498

Lettings (1st 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 ₂) Rating	
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	(21-38) F
Very poor environmental friendliness - higher CO ₂ emissions	(1-20) G

