
BEST
ESTATE AGENT GUIDE
AWARDS 2025
TOP 500
SALES
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10 Hilary Avenue
Heald Green SK8 3AF
Offers Around £410,000
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# 10 Hilary Avenue

## Heald Green SK8 3AF  Offers Around  £410,000

A traditional three bedroom semi-detached house backing onto fields. Available with NO ONWARD CHAIN.

Situated off Dawson Road, this attractive property comes to the market for the first time in fifty years.

The property comprises: Entrance hallway, downstairs WC. A well-proportioned lounge features glazed internal doors opening to the dining room, which overlooks the rear garden. A fitted kitchen leads on to a utility room, with internal access to the attached garage.

To the first floor, a landing leads to two double bedrooms, both with fitted wardrobes. There is a single bedroom, a shower room and a separate WC.

The property stands behind a garden area with a driveway providing off-road parking space for two vehicles, leading to an attached garage. The rear garden features a seating area, central lawn and decorative borders.

Overall the property has been well-maintained over the years, but is now a little dated in places. Once some further updating is undertaken, it will provide a very desirable home, on one of the most sought-after roads in Heald Green.

The property is within a mile of the village/train station. A bus service runs along Wilmslow Road where there are also local shops. Within a short drive are the larger stores on the A34 bypass. Both the M56/M60 Motorways are only a few miles away along with Manchester Airport. There are popular schools available for all age groups in the locality.

This is an excellent purchase with great potential "In the right location".

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Utility Room
- Private Rear Garden
- Excellent Potential
- NO ONWARD CHAIN

Tenure: Leasehold
Council Tax: Stockport D

Entrance Hallway
6'5 x 15'6

Downstairs WC
6'2 x 2'3

Living Room
11'4 x 17'11 into bay

Dining Room
9'5 x 8'5

Kitchen
8'3 x 8'5

Utility Room
6'9 x 11'9

First Floor Landing

Bedroom One
10'5 red to 8'4 to fitted wardobes x 14'11 into ba

Bedroom Two
10'5" red to 8'3" to fitted wardrobes x 11'10"

Bedroom Three
7'6 x 7'10

Shower Room
5'5 x 7'5

Separate WC

Attached Garage
7'3 x 19'5

Externally
Front garden area with driveway providing off road parking space.
Attractive garden to the rear with seating area, lawn and decorative borders.

Lease Details
Residue of 999 year lease from 28.03.1961 (934 year remaining)
Ground Rent £15 fixed per annum







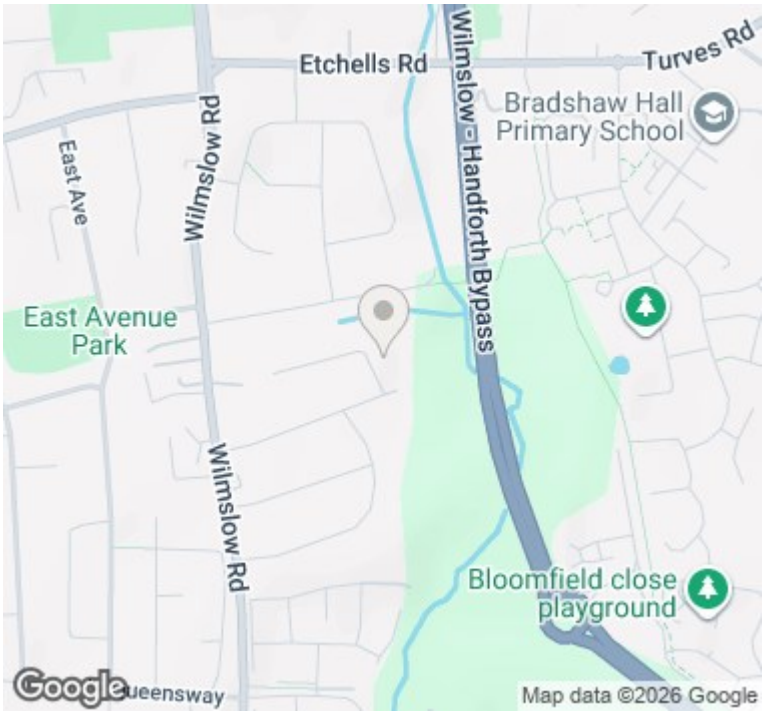

To view this property call Main & Main on 0161 437 1338



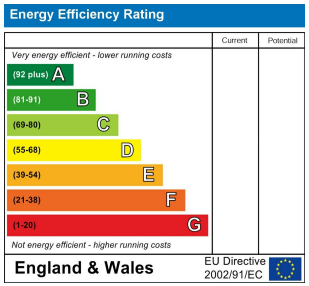


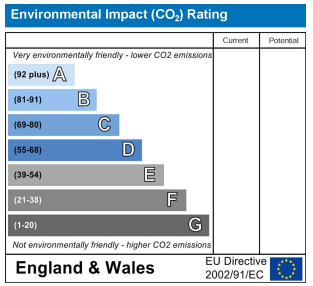







Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to 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.





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BEST AWARDS 2025 TOP 500 SALES



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