



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

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# 24 Davies Avenue Heald Green SK8 3PG

£325,000

\*Additional internal images to follow\* 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



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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

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