



12 Fylde Avenue
Heald Green SK8 3HL
Asking Price £369,950

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12 Fylde Avenue Heald Green SK8 3HL

Asking Price £369,950

A FREEHOLD, Two Bedroom, Extended Semi-Detached Bungalow complete with Conservatory, Car Port and Detached Brick Garage.

Opportunities like this do not come along very often for this lovely home stands on an excellent garden plot. Over the years it has been extended with the benefit of a large Kitchen being added which opens into a Dining area (former kitchen). In addition, a Conservatory has been added from the Lounge. The Bathroom has been replaced to form a tiled Wet Room/WC. Outside is a gated car port with a detached Brick Garage to the side.

Fylde Avenue lies off Queensway in a highly desirable cul-de-sac where properties seldom come to market.

Heald Green Station and Village is within approximately half a mile.

- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Two Bedrooms
- Extended to the Rear
- Conservatory
- Private Gardens
- Freehold

Tenure: Freehold
Council Tax: SMBC D

Hallway
Loft Access

Living Room
16'8 x 11'3
Electric fire with surround

Conservatory
11'3 x 10'5
Patio doors to the rear

Morning Room
11'9 x 6'2
Wall mounted boiler

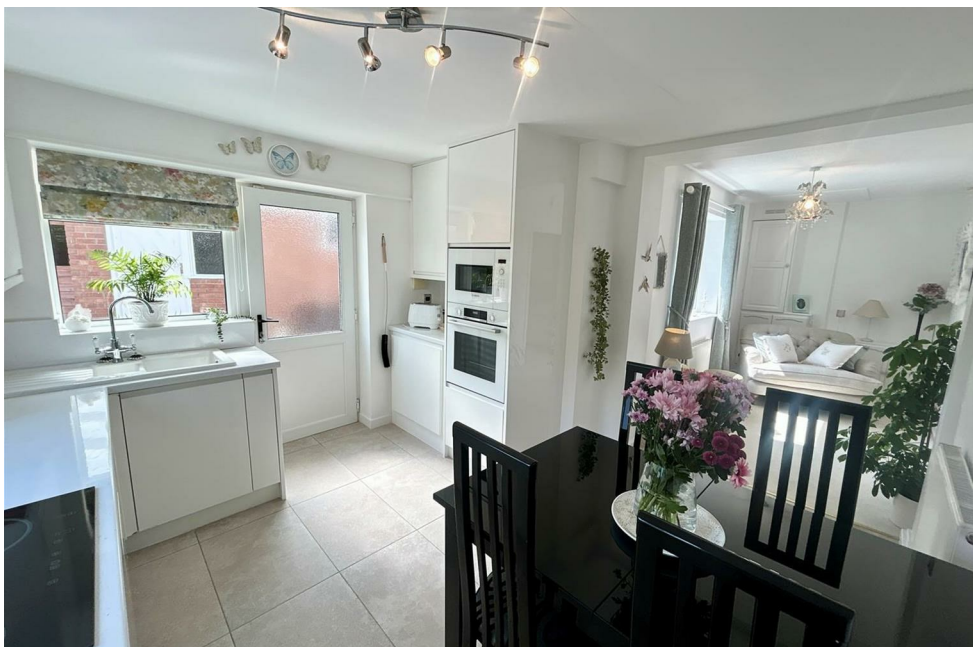
Kitchen
11'3 x 10'5
Modern kitchen with Fitted units and work surfaces, fitted oven, microwave, washing machine, integrated dishwasher.

Bedroom One
13'1 x 9'4
Fitted wardrobes

Bedroom Two
8'8 x 8'1

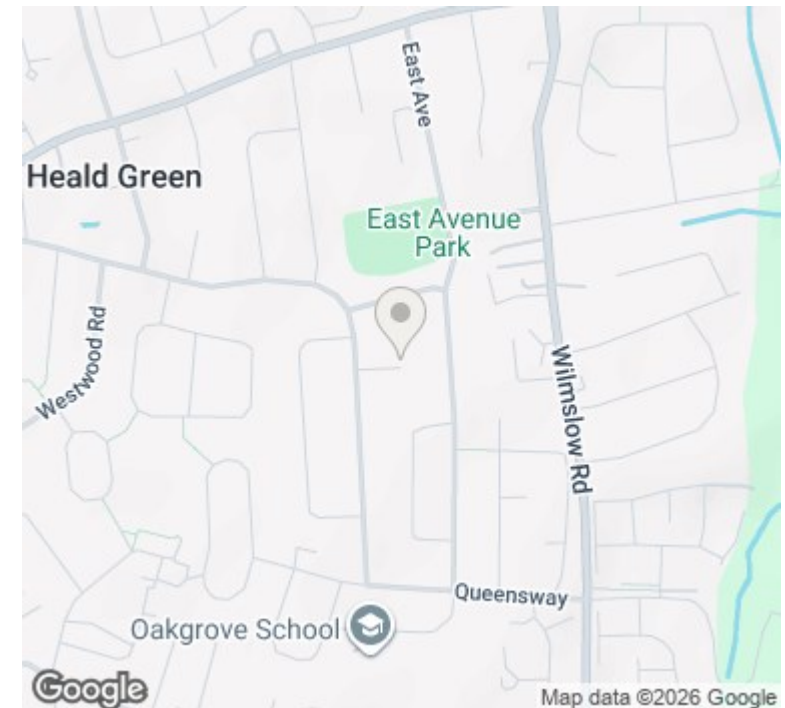
Shower room
7'3 x 5'8
walk in shower, low level WC, Sink unit.

External
Garden to front.
Long flagged driveway.
Detached Garage (19' x 8'8)
Large enclosed rear garden.





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

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

Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498