



42 Queensway
Heald Green SK8 3DD
Asking Price £365,000

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42 Queensway Heald Green SK8 3DD

Asking Price £365,000

A Three Bedroom Corner Sited, Semi Detached situated close to Heald Green Village.

Occupying a primer corner position with the main driveway off Westwood Road, this property has been extended to the dining room. Overall, it has been well maintained having had a new roof some ten years ago. Other maintenance work/improvements have also been undertaken over recent years. The property offers: Entrance Porch, Hallway, Lounge opening into extended dining room, refitted kitchen, landing, three bedrooms, Wet Room and Separate WC. Floor Loft space. Outside: Gardens on three sides to include garage and driveway.

The property lies close to the village, transport and train station. Other larger centres are only a short driving distance away.

Viewing essential at a very sensible price.

- Three Bedrooms
- Re-Roofed
- Gas Central heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Extended Dining Room
- Gardens on Three Sides
- Viewing Essential

Storm Porch

Entrance Hall
11' x 6'4"
Laminate Floor

Tenure: Leasehold
Council Tax: SMBC C

Lounge
15'8" x 11'5"
Marble Fireplace and Fitted Log Effect Electric Fire
Opening to:

Extended Dining Room
11'9" x 9'5"
PVCU Double Glazed Door

Kitchen
12'7" x 8'3"
White Fitted Units, Induction Hob, Extractor Hood
Electric Oven/Grill, Plumbing and space for Washing Machine
Integrated Fridge, integrated freezer, Wall Mounted Gas Boiler
Larder Cupboard under stairs

Landing

Bedroom One
11'7" x 12'5"
Fitted Wardrobes and Cupboards

Bedroom Two
11'5" x 9'8"

Bedroom Three
7'1" x 6'5"

Shower Room
5'2" x 5'2"
Tiled Walls, Shower Rail/Curtain
Wash Basin/Cupboards below

Separate WC
Part Tiled Walls
Low Level WC

Loft
Folding Ladder, Flooring, Lighting

Outside
Concrete Garden, Driveway
Patio, Fencing, Lawns

Lease Details
Lease commencing 1960 with 933 years remaining
Ground Rent: £10 Per Annum.

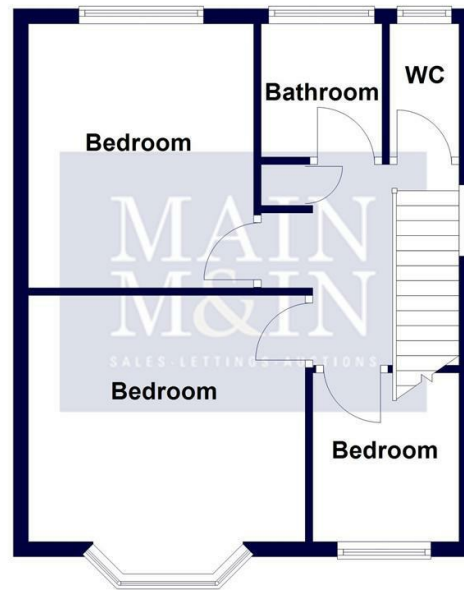




Ground Floor



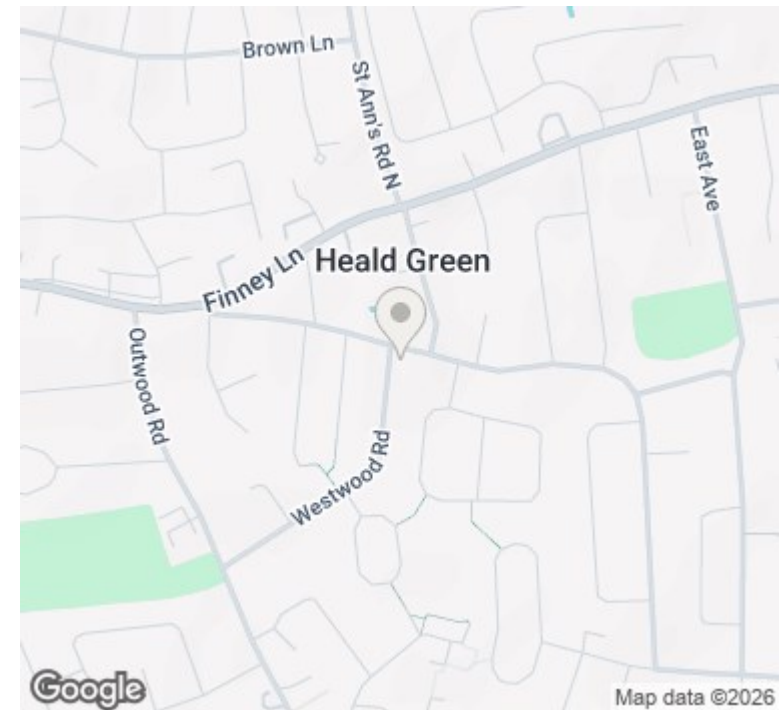
First Floor



For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.



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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