



24 Lincoln Avenue
Heald Green SK8 3LJ
Offers Over £595,000



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A rare opportunity to purchase an immaculate, extended detached house which enjoys a superb open aspect to the rear, across playing fields.

Certain to appeal to family purchasers in particular, this stunning residence offers well-proportioned, accommodation which is sensibly-configured as follows: An entrance hallway leads into a wide reception hallway. To the front of the property is a large living room with feature fireplace and inglenook. There is a separate dining room which opens on to an extended sitting room, with ceiling lantern and door leading on to the garden. An attractive kitchen is fitted with a range of integrated appliances and the room opens to a morning room. A downstairs WC completes the ground floor.

Upstairs, a split landing leads to the extended section, with a principal bedroom featuring built-in wardrobes and a modern en-suite shower room/WC. There are two further double bedrooms, both with contemporary fitted wardrobes. A single bedroom/study and a family bathroom complete the accommodation. There is a drop-down ladder leading to a converted loft room with inbuilt desk and two roof windows.

The house stands behind a wide driveway which provides off road parking space, leading to an integral garage and a further workshop. There is gated access alongside the house, leading to a lawned garden with paved seating areas.

Lincoln Avenue forms part of a highly sought-after residential development of detached homes, well-positioned for ease of access to the amenities of Heald Green and schools for all age groups. The area also enjoys excellent transport links.

- Four Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Large Rear Aspect Dining/Sitting Room with Lantern Ceiling
- Stylish Fitted Kitchen
- Downstairs WC
- Covered Loft with Desk and 2 Roof Windows
- Wide Paved Driveway
- Garage with Separate Workshop
- Lawned Garden - Open Aspect to Rear

Entrance Porch

Entrance Hallway
7'7 x 11'9

Living Room
14'4 into inglenook red to 12'0 x 15'7 into bay

Dining Room/Sitting Room
13'0 red to 11'4 x 20'11

Kitchen
8'2 x 16'9
Open to:

Morning Room
8'8 x 8'11

Downstairs WC

First Floor Landing

Bedroom One
9'2 max x 17'6 max

En-Suite Shower Room/WC
8'8 x 5'2

Bedroom Two
11'4 red to 9'3 x 13'1 into bay

Bedroom Three
11'4 red to 9'2 x 11'11

Bedroom Four
8'3 x 7'1

Family Bathroom
8'2 x 8'9

Converted Loft Room
10'7 x 13'9 (some restricted head height)
Accessed via drop-down ladder. Built-in desk. Two roof windows.

Tenure: Freehold
Council Tax: Stockport E





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



Company Registration No. S615498

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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		Environmental Impact (CO ₂) Rating	
<p>EU Directive 2002/91/EC</p> <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>EU Directive 2002/91/EC</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
Current	Potential	Current	Potential

