



34 St Austell Drive
Heald Green SK8 3EF
Asking Price £340,000

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34 St Austell Drive Heald Green SK8 3EF

Asking Price £340,000

Offered with NO ONWARD CHAIN this traditional semi-detached house is located in a popular cul-de-sac close to the amenities of Heald Green village, This is an excellent opportunity for a developer or any buyer looking for a project.

The property offers: Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, Landing, Three Bedrooms, Bathroom, Separate WC. Outside: Front Garden with off road parking, and enclosed rear garden.

This property represents an excellent opportunity to acquire a home which can be improved with further scope to extend the property, subject to obtaining the necessary permissions.

An internal inspection is essential in order to appreciate the potential on offer here.

- Freehold
- PVCU Double Glazing
- Gas Central Heating
- Three Bedrooms
- Updating required
- NO ONWARD CHAIN
- Viewing Essential

Tenure: Freehold
Council Tax: SMBC C

Hallway
12'1 x 6'4

Living Room
14'2 x 11'3
Bay Window,

Kitchen
11'7 x 7'4
Kitchen units, Plumbing for washing machine,.

Dining Room
11'9 x 10'2
Electric Fire with surround, Sliding door to:

Conservatory
9'5 max x 6'9 max

Landing
Loft Access

Bedroom One
14'2 (into bay) x 10'4
Fitted wardrobes

Bedroom Two
12'1 x 10'4

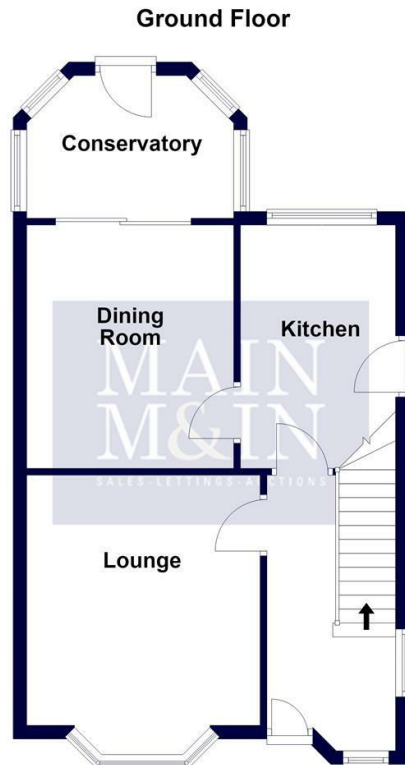
Bedroom Three
8'9 x 7'4

Bathroom
7'4 x 5'4
Bath with shower over, sink, Airing cupboard with Hot water cylinder.

Separate WC
4'4 x 2'7

External
Gardens to the front and rear.
Driveway providing off-road parking space.





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

St Austell Drive, Heald Green



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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