



12 Pymgate Drive  
Heald Green SK8 3TR  
Offers Over £350,000

MAIN  
M&IN

SALES · LETTINGS · AUCTIONS

MAINANDMAIN.CO.UK





# 12 Pymgate Drive Heald Green SK8 3TR

Offers Over £350,000

Standing at the head of a sought-after cul-de-sac, this traditional semi-detached house occupies a generous garden plot of approximately 0.16 acres. It has great potential for improvement/updating and extension (STP).

The accommodation comprises: Entrance porch, entrance hallway, kitchen and a living room which is open to the dining room, with doors to the garden.

To the first floor is a landing, with two double bedrooms and a single bedroom/study. A bathroom which is fitted with a white suite completes the property.

The house stands behind a garden area with a driveway providing off road parking space. There is a large attached garage which could suit conversion into additional accommodation, subject to the necessary regulations being met. To the rear is a substantial garden which features a sloping lawn, which leads down to a stream, with a number of well-established trees providing an attractive outlook.

This property represents a rare opportunity to acquire a property which can be re-modelled and upgraded to your own specification. The surrounding area boasts excellent transport links, amenities and popular schools for all age groups.

The house is available with no onward chain and we anticipate a good level of interest. An early viewing is advised.

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Two Reception Rooms
- Potential to Improve & Extend (STP)
- Driveway & Garage
- Large Garden Plot
- Cul-de-sac Location
- No Onward Chain

Entrance Porch

Entrance Hallway  
5'11 x 10'4

Kitchen  
7'11 x 10'4

Living Room  
11'10 x 14'6 into bay  
Open to:

Dining Room  
9'10 x 10'10

First Floor Landing

Bedroom One  
10'10 x 14'6 into bay

Bedroom Two  
12'4 x 10'6 max

Bedroom Three  
7'0 max x 8'10 red 7'4

Bathroom  
5'5 x 7'4

Attached Garage  
8'11 x 21'2

Externally  
Garden to front with driveway providing off road parking space.  
Superb large rear garden with lawn.

Leasehold Details  
931 years remain of a 999 year lease which started on 21 June 1957. Ground rent of £X PA payable.

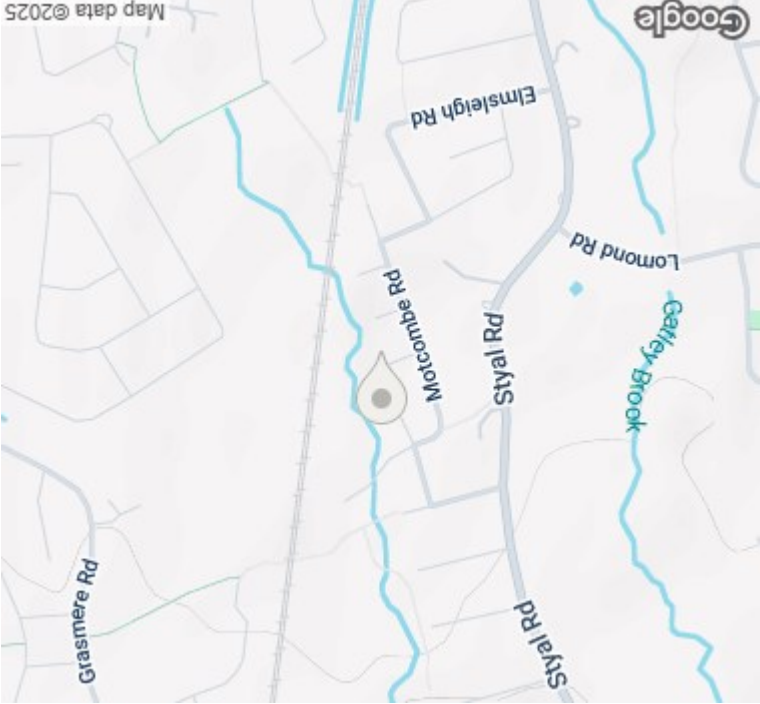
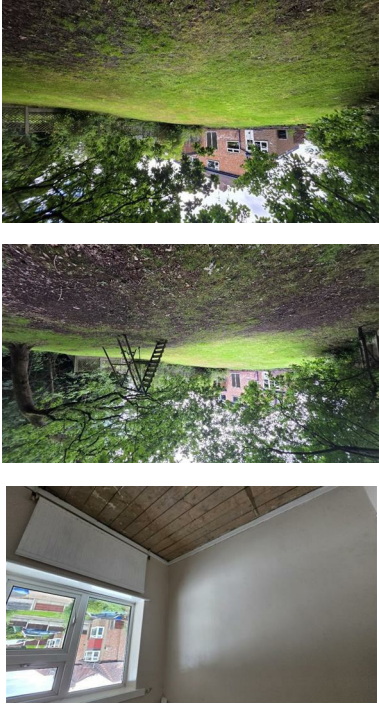


Tenure: Leasehold  
Council Tax: Stockport C





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

mainandmain.co.uk

Heald Green (Head Office) 198 Finney Lane • Heald Green • Stockport • Sales 0161 437 1338 • Auctions • 0161 437 5337

Lettings (1<sup>st</sup> Floor) 198 Finney Lane • Heald Green • Stockport • SK8 3QA • Lettings • 0161 491 6666



Company Registration No. 5615498