



79 East Avenue
Heald Green SK8 3BR
Asking Price £350,000

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Asking Price £350,000

A FREEHOLD, Three Bedroom, Extended Semi Detached.

Built some sixty five years ago and later extended, this property has been cared for over the years, but now requires some updating. Of special note is the fact the property has had the roof retilled and felted since built. It offers: Entrance Hall, Lounge, Dining Room, Extended Kitchen, Three Bedrooms, Bathroom/WC. Outside is an attached brick Garage plus well kept gardens to the front and rear. Overall it represents an excellent purchase at a sensible price.

The property lies close to a local primary school, and within three quarters of a mile of Heald Green Village and Train Station. The large super stores can be found on the A34 bypass (John Lewis & Sainsbury's) plus John Lloyd Sports Centre.

Within a couple of miles are both the M56/M60 Motorways and Manchester Airport.

- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Extended Ground Floor
- Freehold
- Excellent Gardens
- Great Potential

Entrance Hall
6'4" x 6'
Cupboard Understairs

Tenure: Freehold
Council Tax: SMBC C

Living Room
11'3" x 13'2"
Gas Fire and Marble Surround

Sliding Doors opening into:

Dining Room
11' x 9'7"

Kitchen
16'6" x 8'2"

Landing
Loft Access

Bedroom One
13'3" x 10'5" (into cupboards)
Fitted Wardrobes

Bedroom Two
11'1" x 10'5"
Built in Cupboard

Bedroom Three
7'2" x 9'5"
Built in Cupboard

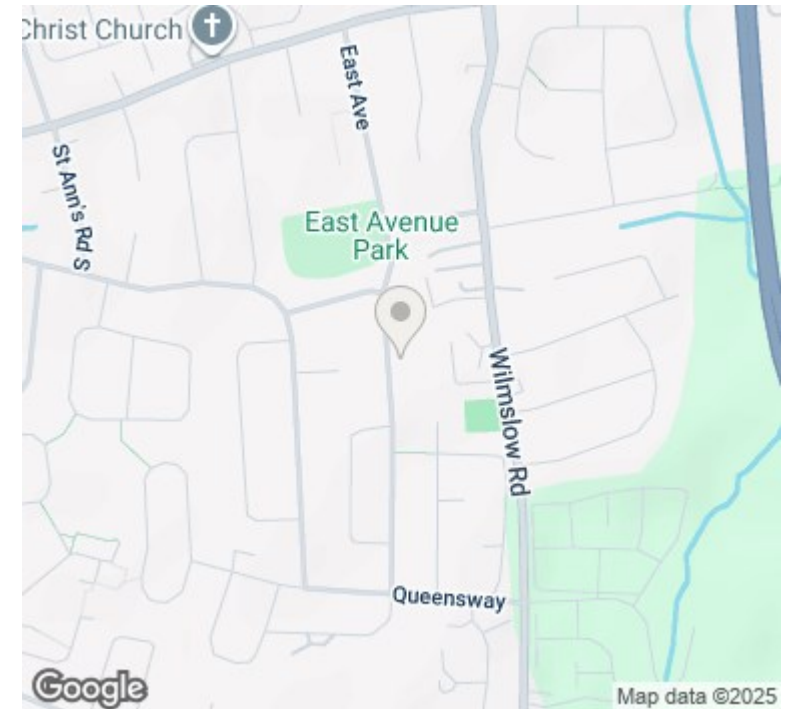
Shower Room
7'1" x 5'5"
Electric Shower Unit, Wash Basin, Tiled Floor, Tiled Walls

Separate WC
2'4" x 4'3"

Outside
Garage 17' x 7'5"



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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