



70 Eastleigh Road
Heald Green SK8 3EJ
Asking Price £295,000

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A FREEHOLD, Extended, Two/Three Bedroom Chalet style Semi Detached. NO ONWARD CHAIN.

Instructions are received from the executors to sell this compact extended home which requires a degree of updating (it does have a modern fitted shower room/WC).

The property lies close to Heald Green Village in a much sought after part of Heald Green. The property comes to the market for the first time in more than fifty years. The late owner maintained the fabric of the building to a good condition however parts of the interior are dated but clean. Once works are complete it will provide a lovely home in which to reside.

The accommodation is as follows: Storm Porch, Hallway, Lounge, Dining Room, Kitchen, Rear Porch, Downstairs Shower Room/WC. Upstairs are Two Bedrooms with a doorway to either a third bedroom/study. It would convert to a lovely en-suite if required. Outside are established gardens to the front and rear together with driveway.

- Gas Central Heating
- PVCU Double Glazing
- Two Bedrooms
- Possible Third Bedroom or Study or En-Suite
- Modern Shower Room/WC
- Established Gardens
- NO ONWARD CHAIN

Tenure: Leasehold
Council Tax: SMBC C

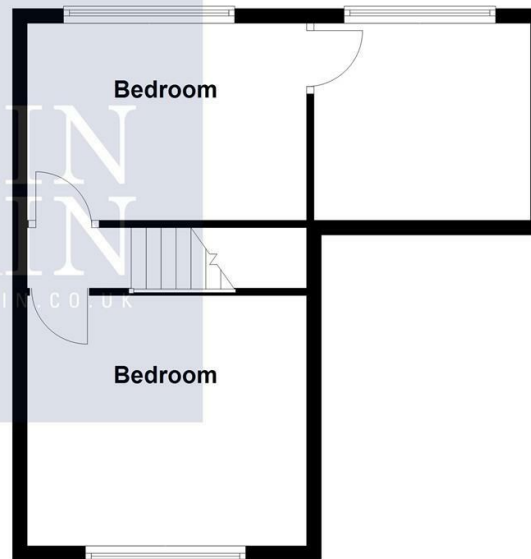
- Storm Porch
- Entrance Hall
6'5" x 5'4"
PVCU Double Glazed Front Door
- Lounge
13'8" x 12'8"
Store Cupboard
- Dining Room
13'8" x 13'1"
Picture Window
- Shower Room/WC
6'8" x 5'4"
Wall Tiling in Grey and Floor Tiling
Modern White Suite with Shower Units, Wash Basin, Low Level WC
- Kitchen
9'3" x 8'3"
Fitted Units, Wall Mounted Gas Boiler
Door to rear porch
- Rear Porch
5'6" x 4'4"
- Landing
Built in Cupboard with Hot Water Cylinder
- Bedroom One
12' x 11'2"
- Bedroom Two
12'2" x 8'3"
Fitted Wardrobes
Door to:
- Study/Dressing Room
10'4" x 8'4"
Storage to Eaves.
This room would make an ideal en-suite.
- Outside
Gardens to the front with driveway,. Gate leading to an enclosed rear established garden.
Garden shed (poor condition)
- Lease Details
999 Year Lease, 941 years remaining.
Lease start March 5th 1968.
Ground Rent £3 per annum, fixed.



Ground Floor
Approx. 49.3 sq. metres (530.9 sq. feet)



First Floor
Approx. 35.3 sq. metres (379.9 sq. feet)



Total area: approx. 84.6 sq. metres (910.8 sq. feet)



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



Company Registration No. 5615498

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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.
viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated
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

England & Wales		EU Directive 2002/91/EC
Very energy efficient - lower running costs		Potential
(92 plus) A		
(81-91) B		Current
(69-80) C		
(55-68) D		Potential
(39-54) E		
(21-38) F		Not environmentally friendly - higher CO2 emissions
(1-20) G		
Energy Efficiency Rating		66

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Environmental Impact (CO ₂) Rating		40

