

BEST ESTATE AGENT GUIDE AWARDS 2025
TOP 500 SALES
AWARDED FOR MARKETING I SERVICE I RESULTS

12 Willowdale Avenue
Heald Green SK8 3SU
Asking Price £400,000

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12 Willowdale Avenue

Heald Green SK8 3SU Asking Price £400,000

A deceptive freehold extended four bedroom, two bathroom semi-detached dormer bungalow.

Built by Wimpey's and later extended to both the front and rear together with a loft conversion this lovely home offers: Entrance Hall, Lounge, Extended Kitchen/Diner, two downstairs Bedrooms, Bath/WC. Utility Room, On the first floor are two further Bedrooms, one having an En-suite.

Outside is a detached brick garage, greenhouse, garden office with power and shed. Gardens are to the front and rear; our client has recently had this driveway and part of the front tarmacked,. Overall this property offers an excellent purchase at a sensible price.

The property lies within a mile of Heald Green Village/Station, Excellent schooling for all age groups both state and private are within the SK8 postcode.

Slightly further afield are the large stores (John Lewis etc) on the A34 bypass. Both the M56/60 Motorways are within a few miles together with Manchester Airport.

- Gas Central Heating
- Double Glazing
- Four Bedrooms
- Two Bathrooms (One Ensuite)
- Extended Front/Rear
- Utilty Room
- Detached Garage
- Recent Gas Boiler Renewal
- Freehold

Tenure: Freehold
Council Tax: SMBC D

Entrance Hall
8'7 x 8

Lounge
18'6 max x 12'9 max
Wood burning stove

Kitchen/Diner
20'5 to 18'5 x 11'10
Comprehensively fitted kitchen

Utility Room
8'9 x 4'11

Bedroom Two
14'4 x 9'8
Fitted wardrobes

Bedroom Three
11'10 x 10'7

Bathroom/Shower/WC
8'7 x 7'8

First Floor Landing

Bedroom One
21'1 x 10'7 max (some restricted headroom)

En-suite
9'2 x 3'3

Bedroom Four
22' x 7'10 max (some restricted headroom)

Outside
Detached Garage (22'3 x 10'4)
Garden Room/Office with power
Shed, decked area
Gardens to both the front and rear latter enclosed, lawns fencing shrubs etc.

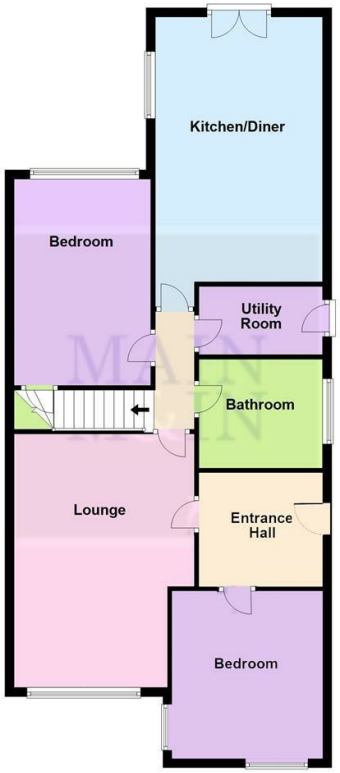




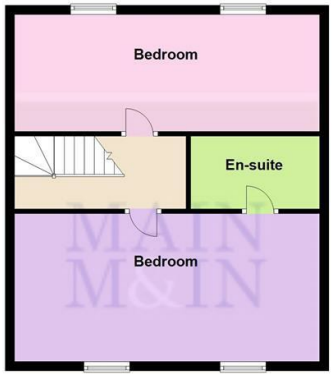




Ground Floor



First Floor



For Illustrative Purposes Only. Not to scale.
Plan produced using PlanUp.

Willowdale Avenue, Heald Green





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



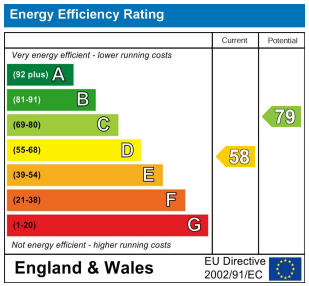


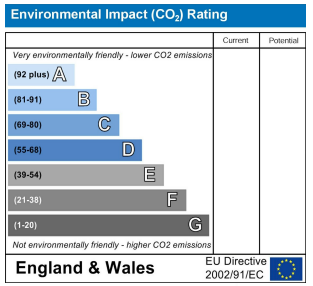






Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to 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.





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