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3 Heald Grove  
Heald Green SK8 3RX  
£370,000



MAINANDMAIN.CO.UK



# 3 Heald Grove

## Heald Green SK8 3RX

£370,000

Situated just off Styal Road yet close to Heald Green Village/Station, this bungalow comes to the market for the first time in over fifty years.

The property comprises: Storm porch, entrance hallway, an extended lounge, kitchen/breakfast area, two bedrooms and a shower room/WC.

Outside is a detached garage and there are gardens to both the front and rear - The rear garden is of generous proportions, with a lawned central section, seating areas and decorative borders.

The property requires a degree of updating which has been taken into account when assessing value.

Heald Green lies some nine miles south of Manchester City Centre in a much sought after commuter belt. Within a few miles are both the M56/M60 Motorways, Manchester Airport and the larger stores on A34 Bypass.

Offered for sale with no onward chain, this property offers excellent potential and is not to be missed.

- Gas Central Heating
- PVCU Double Glazing
- Two Bedrooms
- Great Potential
- Excellent Garden Plot
- No Onward Chain

Tenure: Freehold  
Council Tax: SMBC D

Storm Porch

Hallway  
14'3" x 3'6"

Lounge  
21'4" x 10'6"  
Double Glazed PVCU Patio Window/Door

Fitted Kitchen/Breakfast Area  
14'5" x 10'3"  
Part Tiled Walls, Fitted Units, Electric Cooker with Ceramic Top  
Oven/Grill, Extractor Hood, Space and plumbing for both Dishwasher & Washing machine  
Space for Fridge, Gas Boiler

Bedroom One  
14'9" x 12'6"

Bedroom Two  
13'4" x 10'9"  
Fitted Wardrobes, drawers and cupboards

Shower Room/WC  
6'4" x 5'6"  
Wall Tiling, Shower Cubicle, Low Level WC

NB  
Floored Loft, Folding Ladder, Electric Light

Outside  
Detached Concrete Sectional Garage  
Gardens to the front and rear to include flower beds, hedging, fencing, lawn,  
York Stone paths etc





Ground Floor



Heald Grove



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



Company Registration No. S615498

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

Heald Green (Head Office) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Sales 0161 437 1338 + Auctions + 0161 437 5337

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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.

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

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

