



96 Oakdale Drive
Heald Green, SK8 3SW
Asking Price £395,000



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A FREEHOLD, Three Bedroom, Detached Bungalow, available with NO ONWARD CHAIN.

On the market for the first time since built in the early 1960s, this lovely detached bungalow has been well maintained over the years and represent an excellent acquisition. It stands on a good sized plot with private rear gardens. It offers: Entrance Hall, Lounge, Kitchen/Dining Area, Three Bedrooms, Shower Room/WC. Outside is an attached brick garage, Greenhouse, Garden Shed and gardens to the front and rear.

The property is within a mile of the village/station. On the A34 bypass are the large stores i.e. John Lewis, Sainsbury's etc. Manchester Airport and the M56/M60 Motorways are within a few miles.

This is a lovely home which would be greatly improved with some upgrading.

- Three Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Private Rear Garden
- Freehold
- Great Potential
- NO ONWARD CHAIN

Entrance Hall
7'3" x 3'9"
Built in Cupboard

Lounge
18'3" x 12'7"
Attractive Marble Fireplace with Inset Gas Fire

Kitchen/Dining Area
18'8" x 8'8"
Part Tiled Walls, Fitted Units, Induction Hob, Extractor Hood
Integrated Double Oven/Grill, Space for Appliances, Wall Mounted Gas Boiler
Glazed Sliding Door

Inner Hall to WET ROOM
9'2" x 5'
Wall Tiling, Shower, Wash Basin, Low Level WC, Built in Cupboard

Bedroom One
13'3" x 10'4"
Fitted Wardrobes

Bedroom Two
11' x 9'9"
Patio Door to Garden

Bedroom Three
8'2" x 8'2"

Loft
Folding Ladder, Loft Insulation

Outside
Attached Brick Garage, Greenhouse, Shed
Gardens to front and rear, driveway, lawns, paths, flower beds, trees, shrubs etc



Tenure: Freehold
Council Tax: SMBC D



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.

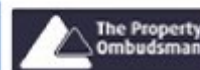
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) 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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Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



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