



16 West Avenue
Heald Green SK8 3DX
£360,000

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16 West Avenue Heald Green SK8 3DX

£360,000

Positioned at the end of a cul-de-sac and benefiting from a much larger garden plot than most properties in the locality, this semi-detached house is offered for sale with the significant advantage of having no onward chain.

The property stands behind a double-width driveway which provides off road parking space, with gated access alongside the house.

There is significant potential for extension (STP) thanks to the generous plot: The huge gardens will appeal in particular to those with families/pets/green fingers or any combination of the above. A large decking area leads on to a lawned expanse. Towards the end of the garden is an impressive oak tree which provides some welcome shade.

The plot borders the neighbouring school playing fields which provide a pleasant open aspect to the side.

An entrance hallway leads to a spacious living room which opens to a dining kitchen which is fitted with modern units. French doors open to the rear garden.

To the first floor is a landing which leads to two double bedrooms, both with inbuilt storage. A third bedroom/office and a shower room/WC complete the accommodation.

West Avenue is located just off Finney Lane, with excellent access to amenities, transport links and schools.

This well-presented home represents a superb opportunity and it must be viewed in order to be fully appreciated.

Tenure: Leasehold
Council Tax: Stockport B

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Spacious Living Room
- Fitted Dining Kitchen
- Shower Room/WC
- Large Garden Plot
- Potential to Extend (STP)
- No Chain

Entrance Hallway
6'0 x 12'7

Living Room
14'6 reducing to 12'5 to fitted units x 11'10
Opens to:

Dining Kitchen
21'0 x 8'2

First Floor Landing

Bedroom One
13'3 red to 11'0 to fitted wardrobes x 11'11

Bedroom Two
13'3 reducing to 10'9 to fitted wardrobes x 8'3

Bedroom Three
7'4 max x 8'0 max
(L-shaped)

Shower Room/WC
7'2 x 4'8

Externally
Double driveway to the front.
Gated access alongside the house.
Large rear garden with seating deck, lawned expanse.

Leasehold Information
953 years remain on a lease which ends on 10/03/2979.
Peppercorn ground rent.

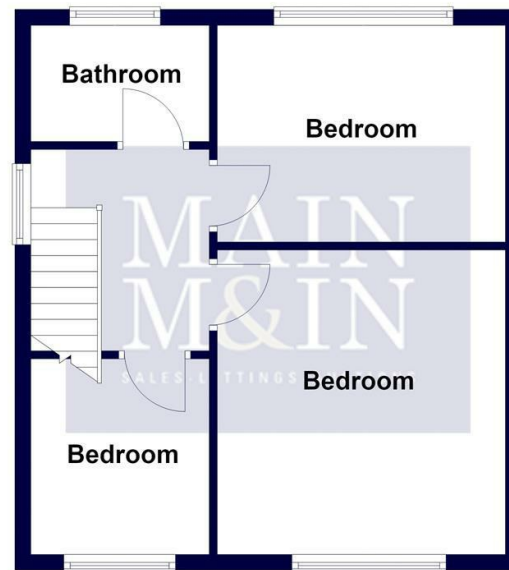




Ground Floor



First Floor

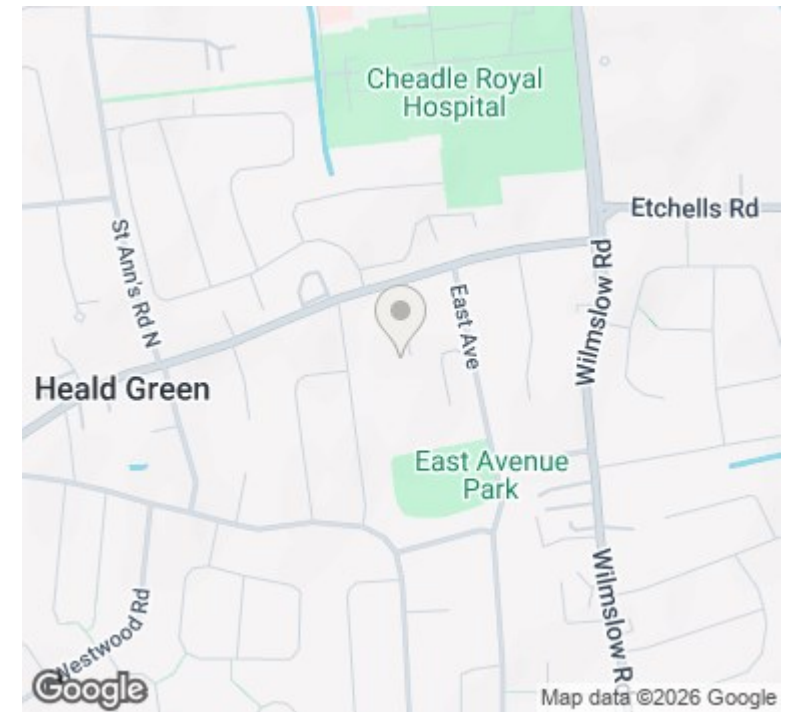


For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

West 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.

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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