



59 Eastleigh Road  
Heald Green SK8 3EJ  
Asking Price £395,000





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A FREEHOLD Dutch Style Extended End mews with Three Excellent Bedrooms plus Loft Room

Situated only a few hundred yards from the village, this lovely 1960s Neodox built family home is in excellent condition throughout. It offers: Entrance Hall, Large Lounge opening into a dining area (extension), refitted extended luxury kitchen with door into the integral garage (this would convert to additional living subject to the necessary permissions). Landing, Three excellent bedrooms, large modern bathroom/WC. Staircase to large loft room.

Heald Green village offers good every day shopping facilities to include several supermarkets, cafes etc. Heald Green station gives access to Manchester Airport and the city centre.

This is an excellent property ideal for the growing family with facilities virtually on the doorstep.

- Gas Central Heating
- PVCU Double Glazing
- Three Good Bedrooms
- Extended Ground Floor
- Freehold
- Luxury Kitchen/Bathroom
- Viewing Essential



Entrance Hall  
7'1" x 3'1"

Through Lounge into Dining Room  
27' x 12'  
Double Glazed Patio Doors

Refitted Kitchen/Breakfast Area  
19'1" x 8'1"  
Part Tiled Walls, Fitted Cupboards (White), Induction Hob, Extractor Hood  
Inset Electric Oven/Grill, Ceramic Tiled Floor, Inset Light, Plumbing for Washing Machine  
Door to Garage

Stairs to Loft Room  
21'1" x 10'  
Two Velux Windows, Under Eaves Storage

Bedroom One  
14' x 9' plus recess

Bedroom Two  
10' x 8'1" plus recess

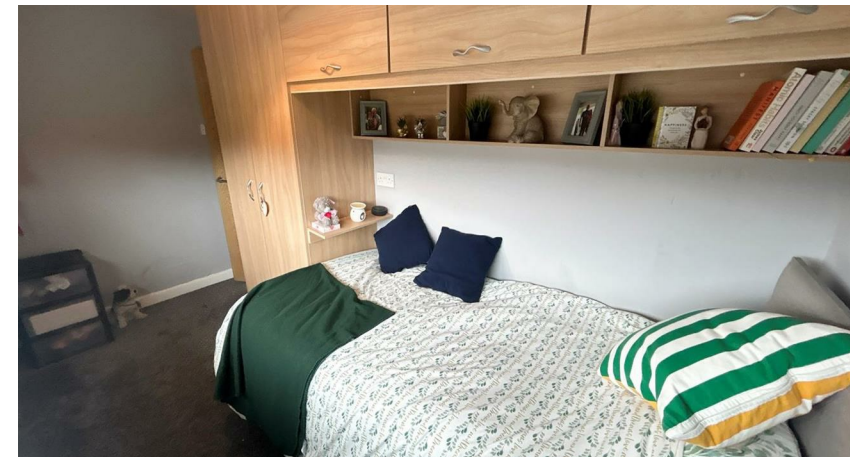
Bedroom Three  
12' x 6'  
Fitted Wardrobes/Cupboards

Bathroom/WC  
8'1" x 7'1"  
Tiled Walls and Floor, White Suite, Shower over Bath  
Wash Basin, Low Level WC, Inset Lighting

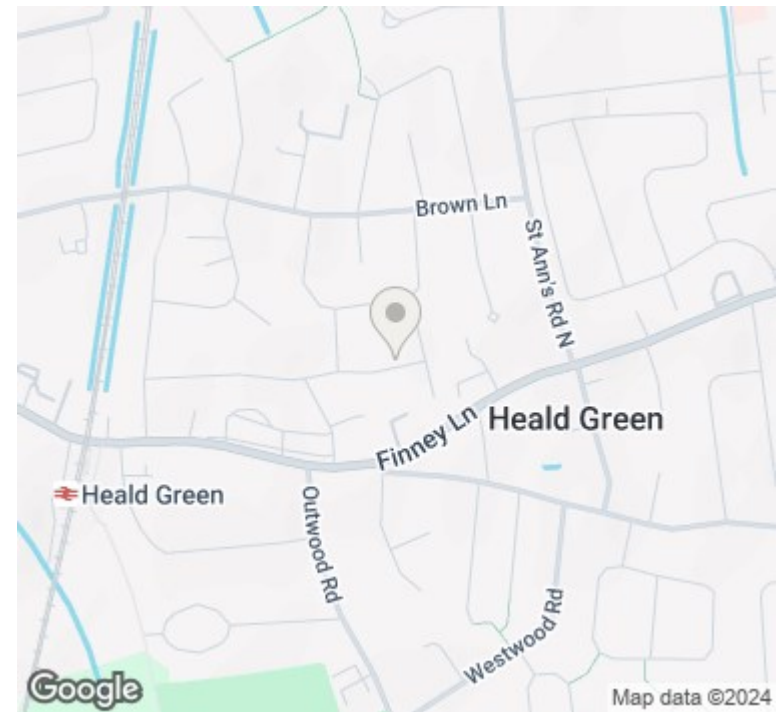
Garage  
17' x 9'6"  
Up and over door, Wall Mounted Gas Boiler

Outside  
Driveway and lawn to front, Enclosed fenced garden to the rear with Indian stone flagging  
flower beds, summer house.  
999 year Leasehold (Ground Rent no longer collected)

Tenure: Leasehold  
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 <sub>2</sub> ) Rating |   |
|---|-------------------------|--|---|
|   | Current                 | Potential                                      |   |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |                         |  | (92 plus) <b>A</b>  |
| (81-91) <b>B</b>                            |                         |  | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            |                         |  | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            |                         |  | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            |                         |  | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |                         |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |                         |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  | <b>England &amp; Wales</b>                                      |
|   |                         |  | EU Directive 2002/91/EC   |

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

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

**Cheadle Hulme Office** 29 Station Road ♦ Cheadle Hulme ♦ Stockport ♦ SK8 5AF ♦ 0161 485 1919



Company Registration No. 5615498