



14 Sudbury Drive
Heald Green SK8 3BT
£385,000

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14 Sudbury Drive Heald Green SK8 3BT

£385,000

This extended semi-detached house is located in a sought-after residential area, close to amenities and schools for all age-groups. The location affords excellent access to transport networks which include the M56/M60 motorways, rail station with direct trains to Manchester, the Metrolink connection in Wythenshawe and Manchester International Airport.

The property is offered for sale with the benefit of having no onward chain involved.

The accommodation is well-presented throughout and it comprises: Entrance hallway, downstairs WC, living room opening to the dining room and a conservatory to the rear overlooking the garden. There is a modern fitted kitchen which has access to the integral garage. The garage may suit conversion into additional accommodation if desired (STP).

To the first floor, a landing provides access to two double bedrooms, a single bedroom and a bathroom which is fitted with a white suite.

The property stands behind a garden area with a driveway providing off road parking space and leading on to the garage.

To the rear is an enclosed garden which features a lawn, decorative borders, seating area and a timber shed.

An early internal viewing is advised in order to avoid disappointment.

- Gas Central Heating
- PVCU Double Glazing
- Extended Accommodation
- Downstairs WC
- Conservatory
- Well Presented
- Driveway & Garage
- Viewing Essential
- Sought-after Location
- No Onward Chain

Entrance Hallway

Downstairs WC

Kitchen
16'6" x 7'11" reducing to 5'6"

Living Room
14'0" x 10'10"

Dining Room
9'10" x 8'8"

Conservatory
9'0" x 9'5"

First Floor Landing

Bedroom One
11'4" into bay x 9'10"

Bedroom Two
10'10" x 9'10"

Bedroom Three
7'11" x 7'5"

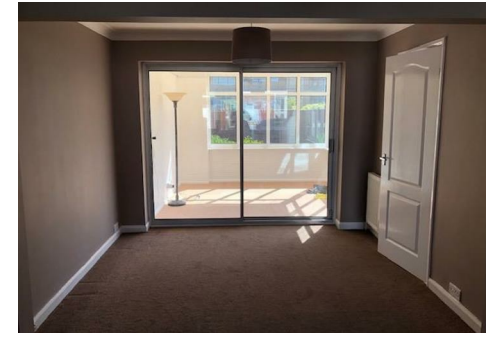
Bathroom
5'3" x 7'4"

Externally:
Garden to front with driveway.
Enclosed garden to rear.

Attached Garage
20'3" x 8'5"

Tenure: Freehold
Council Tax: Stockport C





Sudbury Drive



Not to Scale. Produced by The Plan Portal 2023
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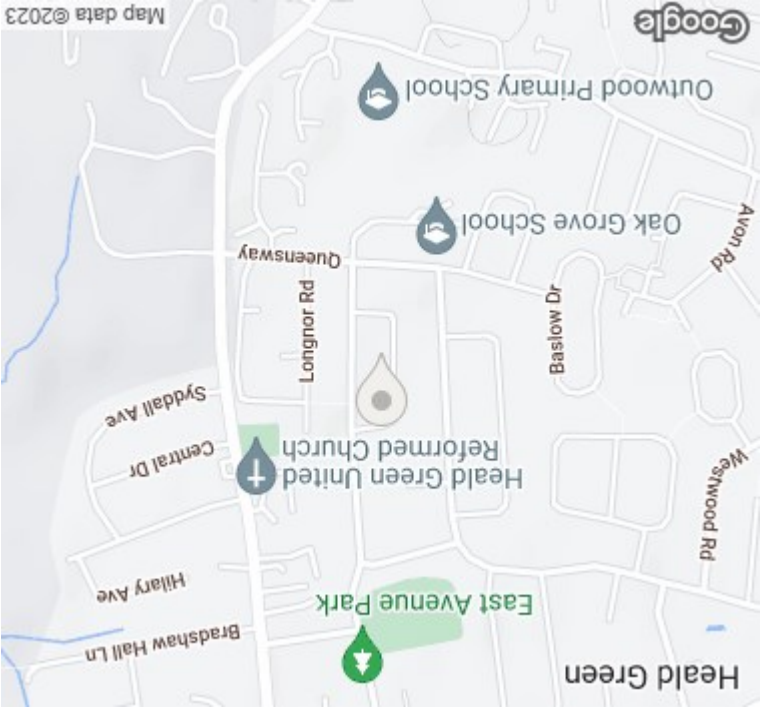
To view this property call Main & Main on 0161 437 1338

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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England & Wales	
EU Directive 2002/91/EC	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
84	

England & Wales	
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Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
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