



5 Hambleton Road  
Heald Green SK8 3DW  
£390,000

MAIN  
M&IN

SALES · LETTINGS · AUCTIONS

MAINANDMAIN.CO.UK





# 5 Hambleton Road Heald Green SK8 3DW

£390,000

Located on the popular Hambleton Road, this particularly well-presented semi-detached house has benefited from an extension which affords additional living space: A well-proportioned living room opens to both a sitting room with French doors to the garden and also on to a stylish modern fitted kitchen area. There is a pantry/store with external access to the side. A separate dining room fronts the property, with an entrance hallway and porch completing the ground floor.

Upstairs, a landing gives access to three well-proportioned bedrooms and a contemporary shower room which is fitted with a white suite.

The house stands behind a garden area with a double driveway providing off road parking space. To the rear is a large garden with seating area, decorative borders and a raised section with inset pond. There is a large garage with a summer house. Alongside is a covered area, with pedestrian door giving access to the front.

The property forms part of a well-established residential area, with excellent access to amenities, transport links and schools.

An internal inspection is recommended in order to fully appreciate this well-appointed home.

- Gas Central Heating
- PVCU Double Glazing
- Extended Accommodation
- Modern Fitted Kitchen
- Three Bedrooms
- Contemporary Shower Room/WC
- Double Driveway
- Large Gardens
- Popular Location
- Viewing Essential

Entrance Porch

Entrance Hallway  
11'4 x 6'3

Dining Room

13'3 x 11'4

Living Room

10'10 x 16'0 red to 14'6

Open to:

Sitting Room

8'7 x 7'11

Kitchen

8'7 x 8'0

Pantry/Store

First Floor Landing

Bedroom One

13'5 x 10'7 red to 8'9 to fitted robes

Bedroom Two

11'1 x 10'4

Bedroom Three

9'6 red to 7'2 x 7'3 max

Shower Room/WC

7'6 x 6'11

Externally

Garden and driveway to the front.

Enclosed garden to the rear, with seating area, lawn and decorative borders.

Raised section with pond.

Garage and Summer House.



Tenure: Freehold

Council Tax: Stockport C

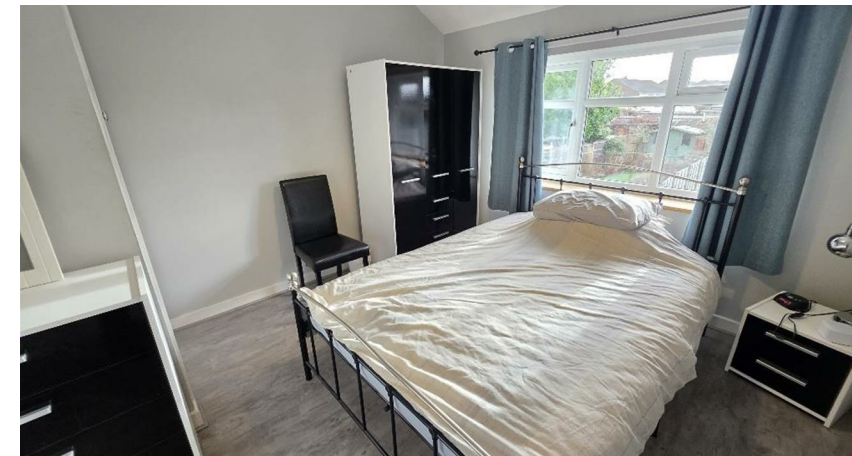
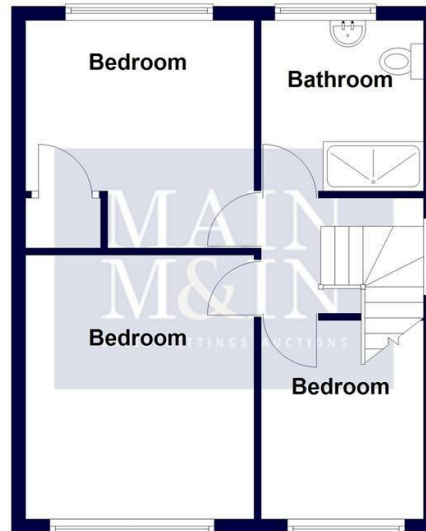




Ground Floor



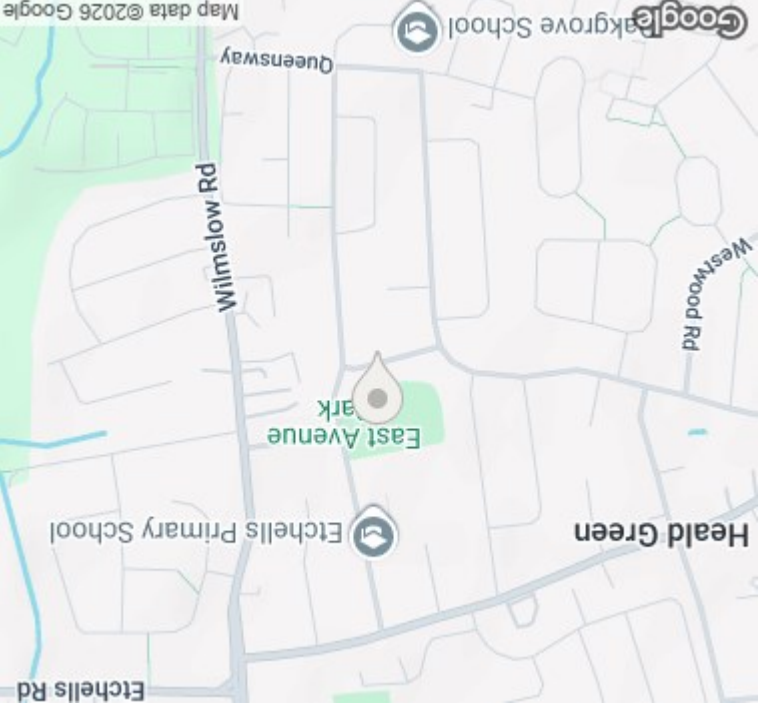
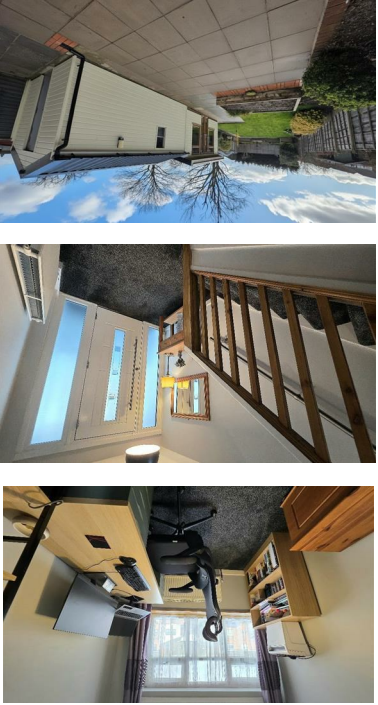
First Floor



Hambleton Road

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 |                                             |
|--------------------------|---------------------------------------------|
| EU Directive 2002/91/EC  | Not energy efficient - higher running costs |
|                          | G (1-20)                                    |
|                          | F (21-30)                                   |
|                          | E (31-40)                                   |
|                          | D (41-50)                                   |
|                          | C (51-60)                                   |
|                          | B (61-80)                                   |
|                          | A (81-91)                                   |
|                          | A+ (92 plus)                                |
|                          | Very energy efficient - lower running costs |
| Current                  | Potential                                   |
| 71                       | 77                                          |

| Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |
|------------------------------------------------|-----------------------------------------------------------------|
| EU Directive 2002/91/EC                        | Not environmentally friendly - higher CO <sub>2</sub> emissions |
|                                                | G (1-20)                                                        |
|                                                | F (21-30)                                                       |
|                                                | E (31-40)                                                       |
|                                                | D (41-50)                                                       |
|                                                | C (51-60)                                                       |
|                                                | B (61-80)                                                       |
|                                                | A (81-91)                                                       |
|                                                | A+ (92 plus)                                                    |
|                                                | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| Current                                        | Potential                                                       |
|                                                |                                                                 |

mainandmain.co.uk

Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ 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



Company Registration No. 5615498