BEST ESTATE AGENT GUIDE AWARDS 2025 TOP 500 SALES
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30 Rossendale Road
Heald Green SK8 3HF
Offers Over £375,000

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30 Rossendale Road

Heald Green SK8 3HF

Offers Over £375,000

An extended three bedroom semi-detached house in excellent condition throughout.

Situated just off Queensway, this lovely home offers: Entrance porch, entrance hallway, living room, an extended dining room, fitted kitchen and a utility room with internal access to the garage/store.

To the first floor is a landing, three bedrooms, a modern bathroom with white suite and a separate WC. Boarded loft access with drop-down ladder.

To the front of the property is a wide paved driveway providing off road parking space, leading to an attached storage garage. There are well-maintained gardens, with the rear being of a generous size.

The property lies close to Heald Green Village/Station, a popular local primary school on East Avenue and the park. A bus route can be accessed on Wilmslow Road.

Heald Green lies some nine miles south of the City Centre within a highly regarded commuter belt. In addition, both the M56/M60 Motorways and Manchester Airport are within a few miles. On the A34 bypass are the large super stores.

Viewing is essential in order to appreciate this most appealing home.

- Gas Central Heating
- PVCU Double Glazing
- Extended Accommodation
- Two Spacious Reception Rooms
- Kitchen & Utility Room
- Three Bedrooms
- Bathroom & Separate WC
- Driveway
- Garage/Store
- Attractive Gardens

Tenure: Freehold
Council Tax: SMBC C

Entrance Porch
5'9 x 2'3

Entrance Hallway
6'6 max x 11'1 max

Living Room
10'8 max x 16'5 max
Double doors open to:

Dining Room
9'1 x 14'7
Double-glazed doors to garden.

Kitchen
8'1 max x 10'5 max
Comprehensively fitted kitchen.

Utility Room
7'4 x 9'10

Attached Storage Garage
7'11 x 11'0

First Floor Landing
Access to boarded loft. Hatch and drop-down ladder.

Bedroom One
9'1 max x 12'11 max

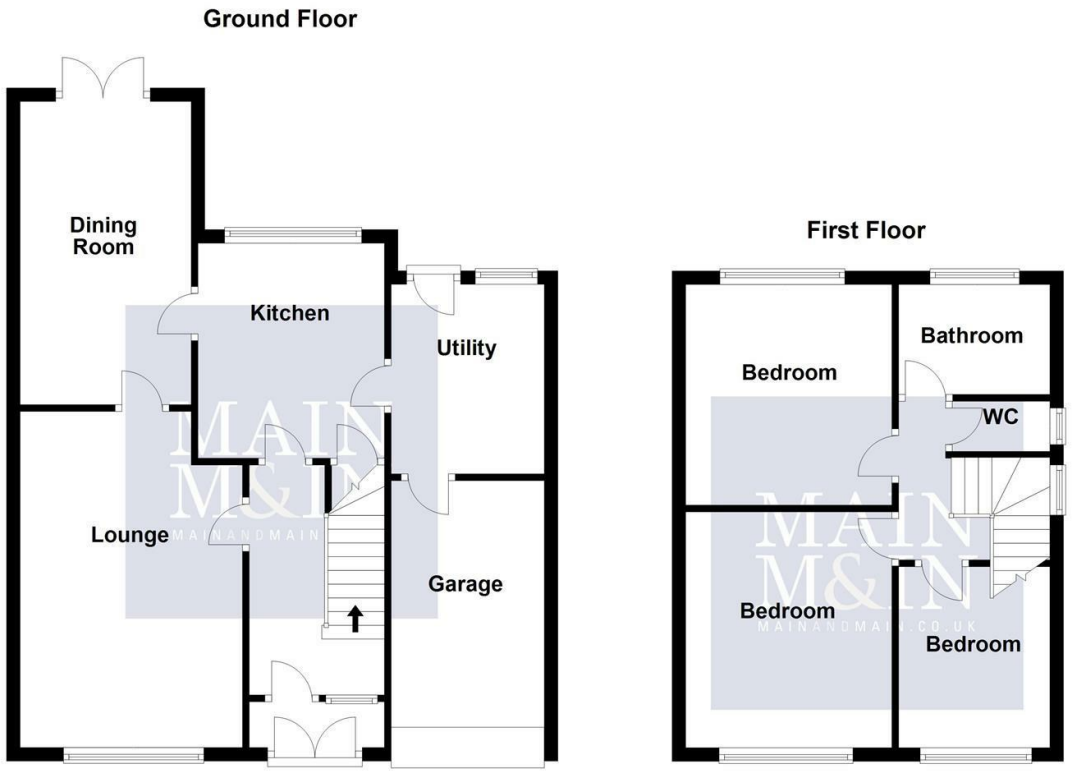
Bedroom Two
10'1 max x 10'6 max

Bedroom Three
7'3 max x 9'5 max
(L-shaped)

Bathroom
7'2 x 5'5
With underfloor heating. Three piece suite in white with shower.

Separate WC

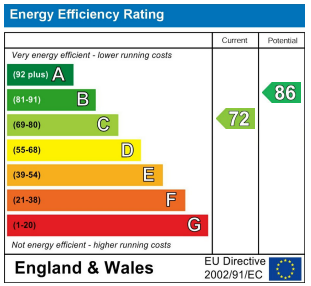
Externally
Garden and wide paved driveway to the front.
Enclosed garden to the rear with seating area, covered storage area.
Timber storage shed, outside lighting and tap.
Well-stocked borders with seating area and a central lawn.

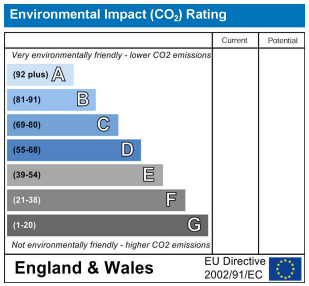


Rossendale Road, Heald Green

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.





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Company Registration No. 5615498