



12 Rossendale Road
Heald Green SK8 3HF
Offers Over £400,000

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12 Rossendale Road

Heald Green SK8 3HF

Offers Over £400,000

Forming part of a sought-after residential area, this semi-detached property with a large garden will likely to appeal to a wide range of potential purchasers.

Standing behind a block-paved driveway which provides off road parking and detached garage. This fabulous home offers: Hallway, Lounge, Kitchen/Diner, Landing, Three Bedrooms, Modern Shower Room/WC. To the rear is an large garden with patio and lawns.

Rossendale Road forms part of a sought-after residential area which is well-placed for access to amenities, transport networks and schooling for all age groups.

Viewing is Essential

- Gas Central Heating
- PVCU Double Glazing
- Driveway
- Large Garden Plot
- Two Double Bedrooms

Tenure: Freehold
Council Tax: SMBC C

Entrance Hallway

Living Room
12'11" x 10'11"

Dining Kitchen
10'6" x 17'8"

First Floor Landing

Bedroom One
13'0" x 10'3"

Bedroom Two
10'6" x 10'3"

Bedroom Three
9'2" maximum x 6'9"

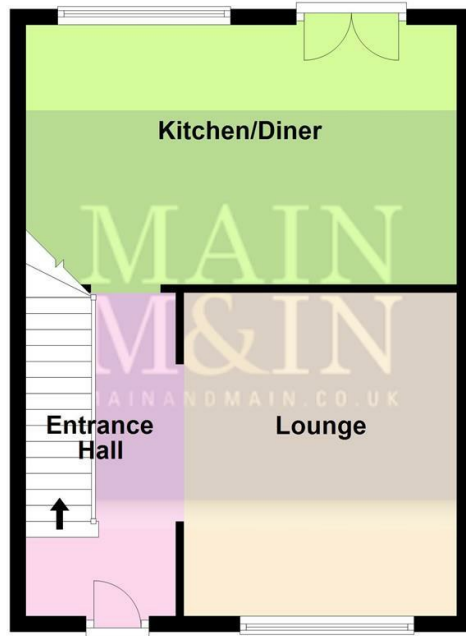
Bathroom
8'6" x 6'9"

Externally
Garden and driveway to front with detached garage. large lawned garden to the rear and side.

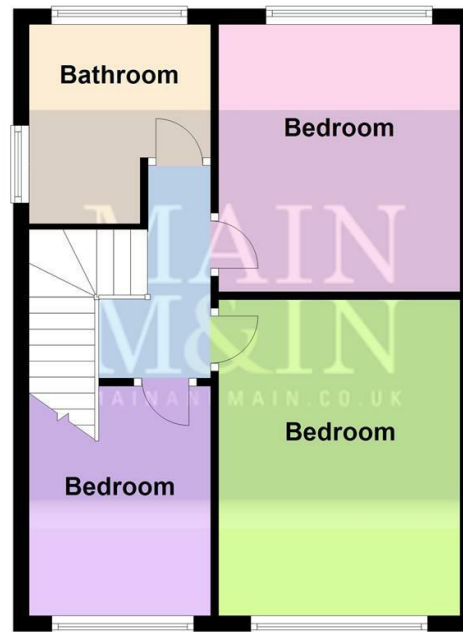




Ground Floor



First Floor

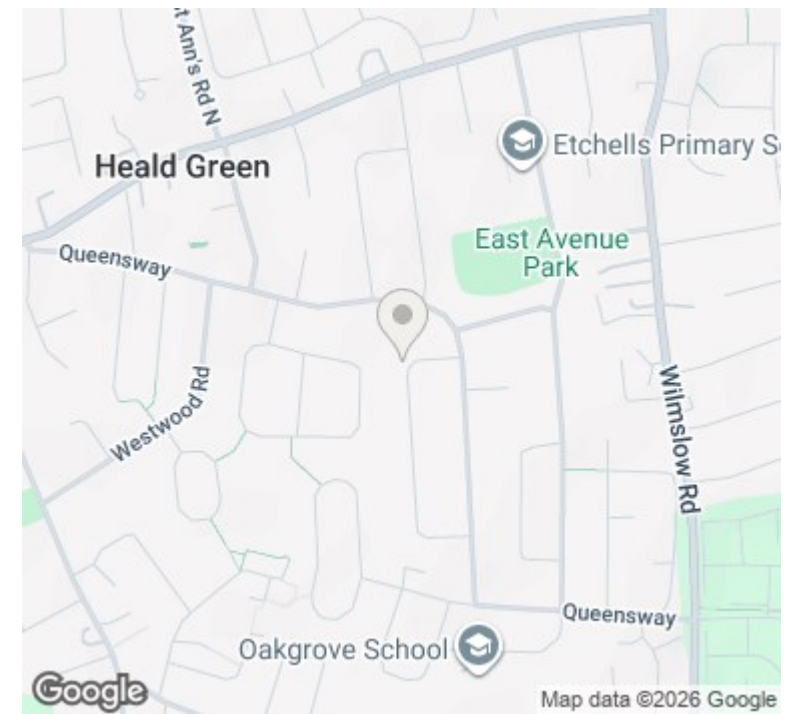


For illustration purposes only, not to scale.
Plan produced using PlanUp.

12 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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