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39 Birchdale Avenue
Heald Green SK8 3SS
Offers Over £300,000



MAINANDMAIN.CO.UK



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Heald Green SK8 3SS

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Available with no onward chain, this spacious semi-detached bungalow forms part of a popular residential area, within easy reach of Heald Green Village.

The property has recently been re-decorated and replacement floor coverings have been fitted. An entrance hallway leads to a fitted dining kitchen. There is a well-proportioned living room, with feature fireplace.

An inner hallway leads on to three bedrooms and a shower room/WC. Many of the neighbouring homes of this type have now had loft conversions/dormer-type extensions: There is the potential to create significant additional living space, if desired.

The bungalow stands behind a long front garden area with a paved driveway providing off road parking space. Gates open to give access alongside the property, leading on to a detached garage. The rear garden is enclosed, with a central lawn, patio, decorative borders and a timber shed.

These homes always prove to be popular - An early viewing is strongly advised, in order to avoid disappointment.

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Fitted Dining Kitchen
- Shower Room/WC
- Driveway & Garage
- Gardens
- No Onward Chain

Entrance Hallway
4'4 max x 5'5 max

Dining Kitchen
15'1 x 5'10

Living Room
18'8 x 12'9 red to 10'10

Inner Hallway
Built-in storage.

Bedroom One
14'4 x 9'6
Built-in wardrobe.

Bedroom Two
11'0'8 red to 8'8 x 11'11

Bedroom Three
7'9 x 8'7
Built-in cupboard housing combi-boiler.

Shower Room/WC
4'8 x 8'9

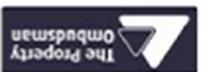
Externally
Front garden with lawn and decorative borders.
A paved driveway provides off road parking space and leads through gates to a detached garage.
The rear garden is enclosed, with a central lawn and a paved seating area.



Tenure: Freehold
Council Tax: Stockport D



To view this property call Main & Main on 0161 437 1338



Company Registration No. S615498

Lettings (1st Floor) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Lettings + 0161 491 6666

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

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Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO2 emissions (92 plus)	A
Very energy efficient - lower CO2 emissions (81-91)	B
Energy efficient - lower CO2 emissions (69-80)	C
Standard (55-68)	D
Below standard (39-54)	E
Very poor (21-38)	F
Very poor (1-20)	G
Not environmentally friendly - higher CO2 emissions	
Current	Target
Environmental Impact (CO ₂) Rating	

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

