



6 Cross Road
Heald Green SK8 3LW
Offers Over £550,000

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6 Cross Road Heald Green SK8 3LW

Offers Over £550,000

Ideal for multi-generational living! This traditional semi-detached residence offers over 2,000 sq feet of well-planned, beautifully-presented accommodation which will suit larger families in particular.

This spacious home is situated off Outwood Road, overlooking fields to the front, only a short distance from Bolshaw Primary School. The flexible, versatile living space comprises: Entrance porch, hallway, living room, sitting room and a fitted kitchen which opens to a dining room which then opens into a conservatory. A utility room and a WC complete downstairs.

To the first floor are five bedrooms and two bathrooms (one en-suite). The loft has been converted and is ideal for either a study or a "teenage den" (the present owners use it as a bedroom).

Outside are gardens to three sides which are beautifully maintained. There is off-road parking for up to six cars. The rear garden has been designed to provide maximum privacy.

The property lies close to local facilities to include the super stores on the A34 bypass such as Sainsbury's, John Lewis, M&S and Tesco. Heald Green offers a train station and good local shopping facilities. There is a Metrolink tram stop on Simonsway and within a couple of miles are the M56/M60 Motorways and Manchester Airport.

- Gas Central Heating (Underfloor heating to part)
- PVCU Double Glazing
- Five Bedrooms & Loft Room
- Three Reception Rooms & Conservatory
- Two Bathrooms & Downstairs WC
- Gardens to Three Sides
- Large Driveway
- Ideal for Multi-Generational Living

Entrance Porch

Hallway
12" x 8'1"

Living Room
12'1" x 11'1"
Gas Fire with surround

Sitting Room
14'6 x 12
Gas fire with surround, Sliding door to the rear

Tenure: Freehold
Council Tax: SMBC E

Kitchen

19'3 x 7'8

Underfloor Heating, Gas hob, Belfast sink, dishwasher, electric over and grill, extractor hood.

Dining Room

13'3 x 9'1

Electric fire with surround, Opening to:

Conservatory

12'9 x 9'4

Underfloor heating, Patio doors to the rear.

Utility

6'4 x 5'8

Plumbing for watching machine, sink.

Seperate WC

5'8 x 2'2

Integral Store Room

6'6 x 5'7

Landing

Bedroom One

16'7 x 9'1

Built in wardrobe

En-suite / WC

9' x 5'7

Suite comprising wash basin, heated towel rail, WC, shower.

Bedroom Two

12'7 into bay x 12'1

Bedroom Three

12'4 x 12

Bedroom Four

10'7 x 9

Bedroom Five

10'2 max x 9

Fitted wardrobes

Family Bathroom / WC

9'11 x 7'9

White suite, shower, freestanding claw-foot bath, wash basin, WC.

Loft Room

13'9 x 12'4

Eaves storage, Velux window, NB. There is no fire door at the bottom of the stairs

Store Room - External

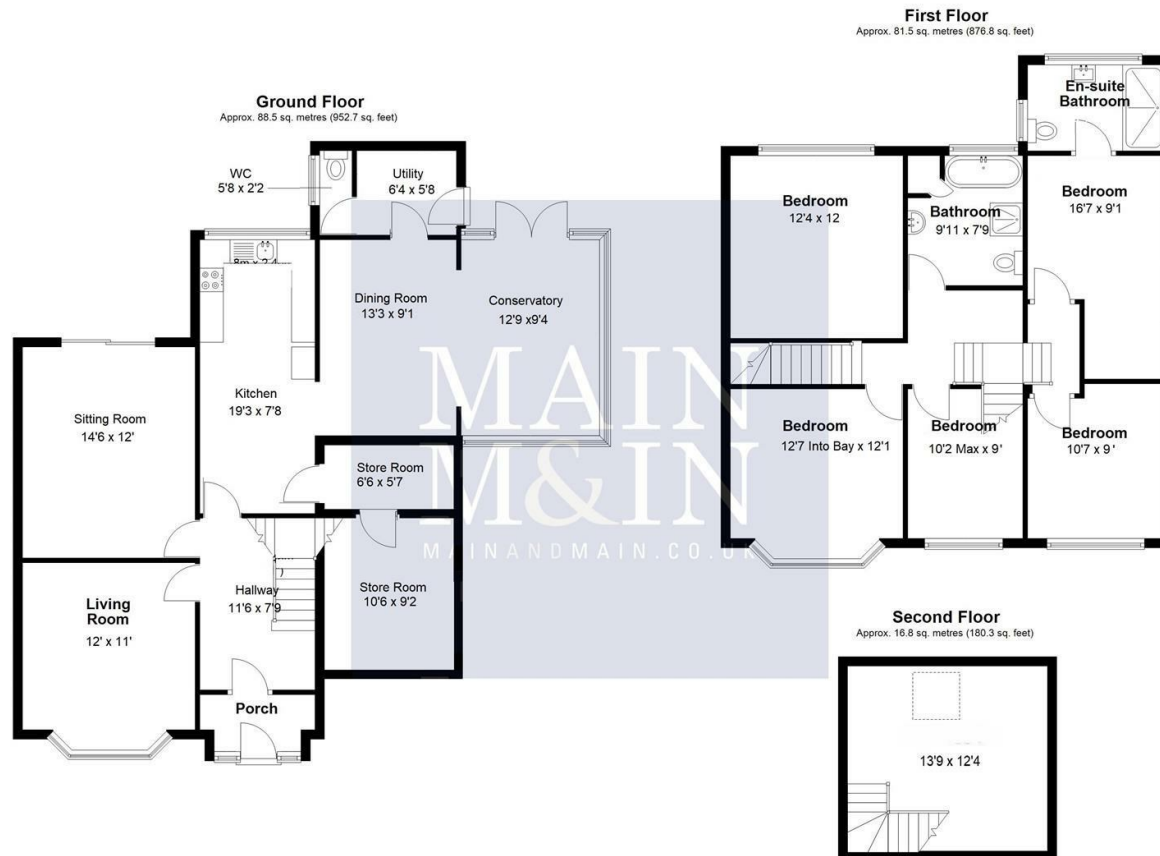
10'6 x 9'2

Up and over door

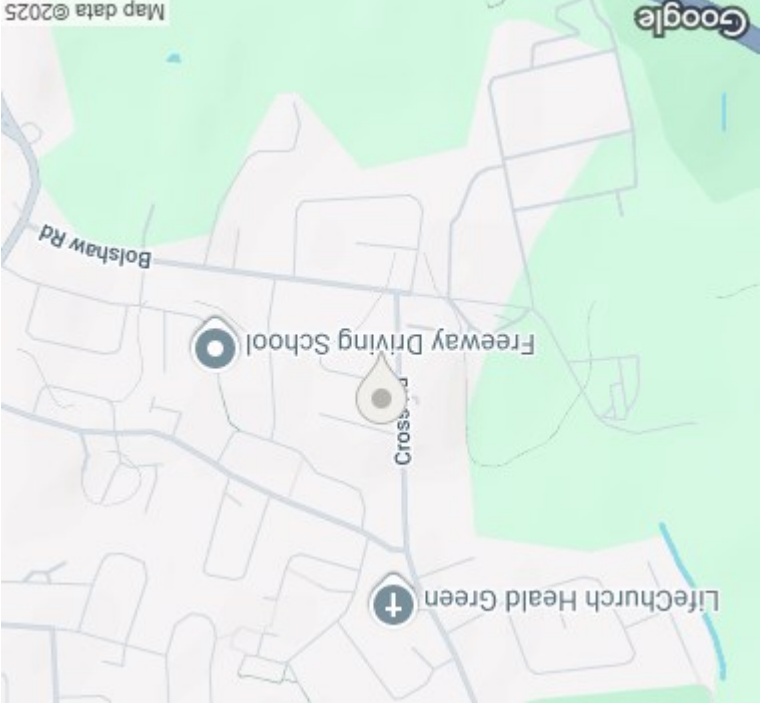
Externally

Enclosed private garden with patio.





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	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions
(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 CO2 emissions
Current	Current
Potential	Potential

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Company Registration No. 5615498