



59 Eastleigh Road
Heald Green SK8 3EJ
Asking Price £395,000





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A FREEHOLD Dutch Style Extended End mews with Three Excellent Bedrooms plus Loft Room

Situated only a few hundred yards from the village, this lovely 1960s Neodox built family home is in excellent condition throughout. It offers: Entrance Hall, Large Lounge opening into a dining area (extension), refitted extended luxury kitchen with door into the integral garage (this would convert to additional living subject to the necessary permissions). Landing, Three excellent bedrooms, large modern bathroom/WC. Staircase to large loft room.

Heald Green village offers good every day shopping facilities to include several supermarkets, cafes etc. Heald Green station gives access to Manchester Airport and the city centre.

This is an excellent property ideal for the growing family with facilities virtually on the doorstep.

- Gas Central Heating
- PVCU Double Glazing
- Three Good Bedrooms
- Extended Ground Floor
- Freehold
- Luxury Kitchen/Bathroom
- Viewing Essential



Entrance Hall
7'1" x 3'1"

Through Lounge into Dining Room
27' x 12'
Double Glazed Patio Doors

Refitted Kitchen/Breakfast Area
19'1" x 8'1"
Part Tiled Walls, Fitted Cupboards (White), Induction Hob, Extractor Hood
Inset Electric Oven/Grill, Ceramic Tiled Floor, Inset Light, Plumbing for Washing Machine
Door to Garage

Stairs to Loft Room
21'1" x 10'
Two Velux Windows, Under Eaves Storage

Bedroom One
14' x 9' plus recess

Bedroom Two
10' x 8'1" plus recess

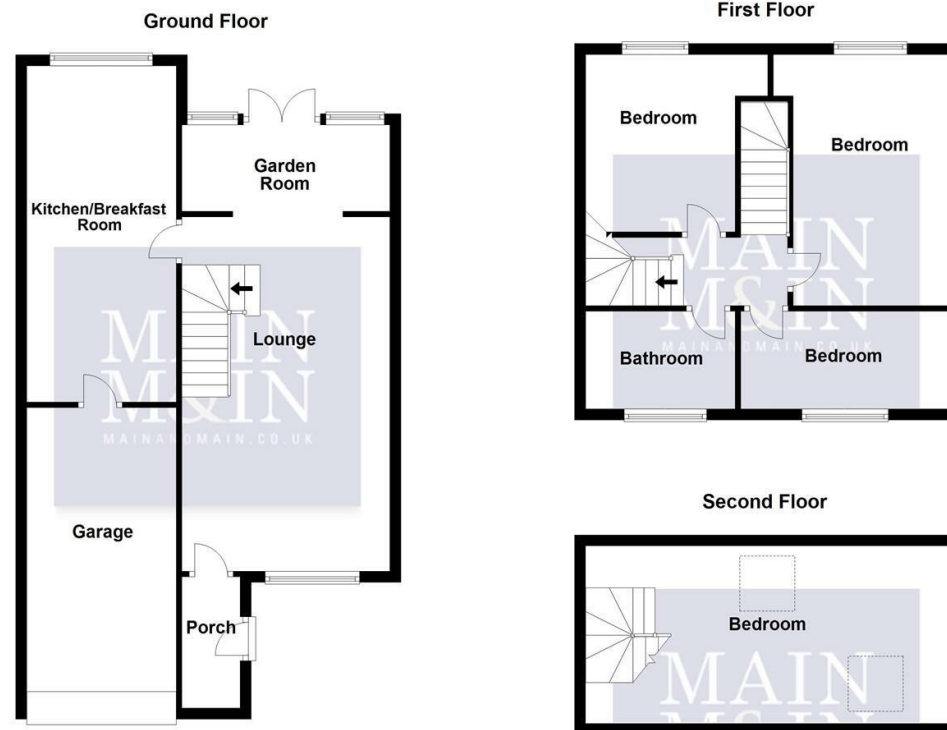
Bedroom Three
12' x 6'
Fitted Wardrobes/Cupboards

Bathroom/WC
8'1" x 7'1"
Tiled Walls and Floor, White Suite, Shower over Bath
Wash Basin, Low Level WC, Inset Lighting

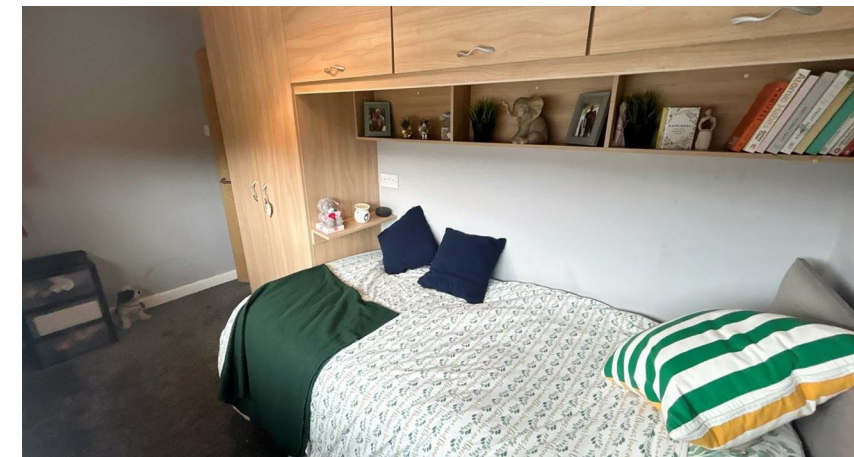
Garage
17' x 9'6"
Up and over door, Wall Mounted Gas Boiler

Outside
Driveway and lawn to front, Enclosed fenced garden to the rear with Indian stone flagging
flower beds, summer house.
999 year Leasehold (Ground Rent no longer collected)

Tenure: Leasehold
Council Tax: SMBC D

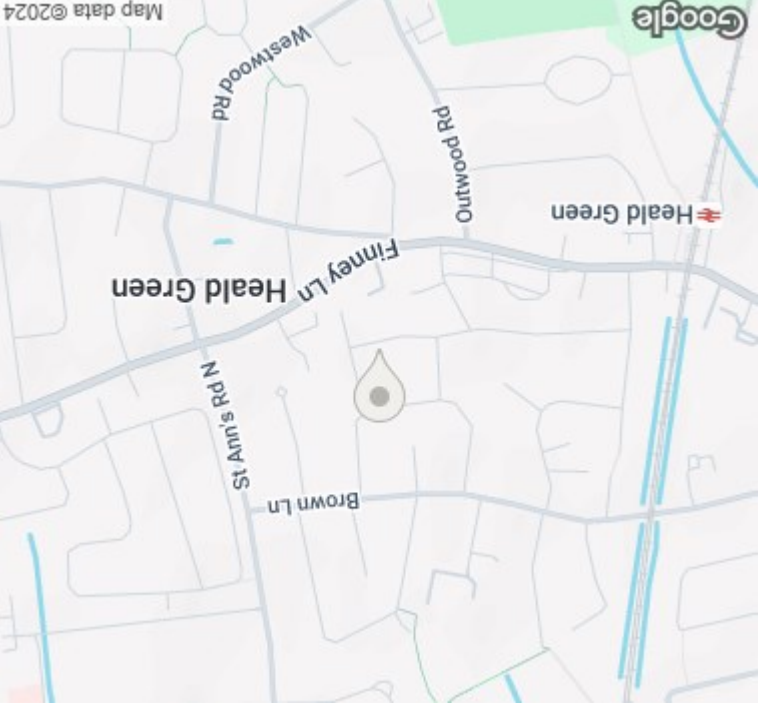


59 Eastleigh Road, Heald Green



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

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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	England & Wales
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	Potential
64	85

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