
BEST
ESTATE AGENT GUIDE
AWARDS 2025
TOP 500
SALES
AWARDED FOR
MARKETING I SERVICE I RESULTS
MAIN
M&IN
SALES · LETTINGS · AUCTIONS
49 Queensway
Heald Green SK8 3ET
£375,000
MAINANDMAIN.CO.UK





49 Queensway
Heald Green SK8 3ET

£375,000

*** LARGE CORNER PLOT - HUGE POTENTIAL - EXTENDED ACCOMMODATION - WILL SUIT CONVERSION/EXTENSION (STP) - NO CHAIN ***

Available with no onward chain, this corner-sited semi-detached house has been extended to the rear and to the side: The rear section of the garage could well suit conversion into additional accommodation, subject to the necessary regulations being met.

The house is located on the corner of Queensway and Helston Grove, just a short distance from the amenities of Heald Green Village, excellent transport connections and popular schools for all age groups.

An entrance hallway leads to a spacious living room with bay window. Sliding doors open to an extended dining room which has PVCU double-glazed sliding doors to the garden. There is a fitted kitchen with integrated fridge, freezer and dishwasher. A door leads into the large attached garage which has an electric roller door to the rear driveway. The front section of the garage has already been converted into an office.

To the first floor is a landing with access to the loft space. The principal bedroom is a good double room which has fitted bedroom furniture. There is a second double bedroom and a single bedroom/study. A shower room/WC completes the accommodation.

There are lawned gardens to the front and side of the property, with an enclosed paved garden to the rear. A large tarmac driveway provides off road parking space.

This is a well-located home with huge potential: An internal inspection is essential in order to fully appreciate all that is on offer here.

Tenure: Leasehold
Council Tax: Stockport D

- Gas Central Heating - Modern Combi
- PVCU Double Glazing
- Extended Accommodation
- Large Attached Garage
- Potential for Conversion (STP)
- Three Bedrooms
- Three Reception Rooms
- Excellent Corner Position
- Close to Village
- No Onward Chain

Entrance Hallway
6'4 x 13'5

Living Room
11'5 x 16'1 into bay
Sliding doors to:

Dining Room
9'4 x 11'10

Kitchen
8'6 x 12'11

Attached Garage
11'1 x 17'11

Office
10'11 x 7'11

First Floor Landing

Bedroom One
10'6 x 13'0 into bay

Bedroom Two
9'9 x 11'5

Bedroom Three
6'5 x 7'1

Shower Room/WC
8'4 x 5'5

Externally
Corner plot, with gardens to three sides.
Large tarmac driveway accessed from Helston Grove.
Rear access to garage with electric roller door.
Enclosed paved garden to the rear.

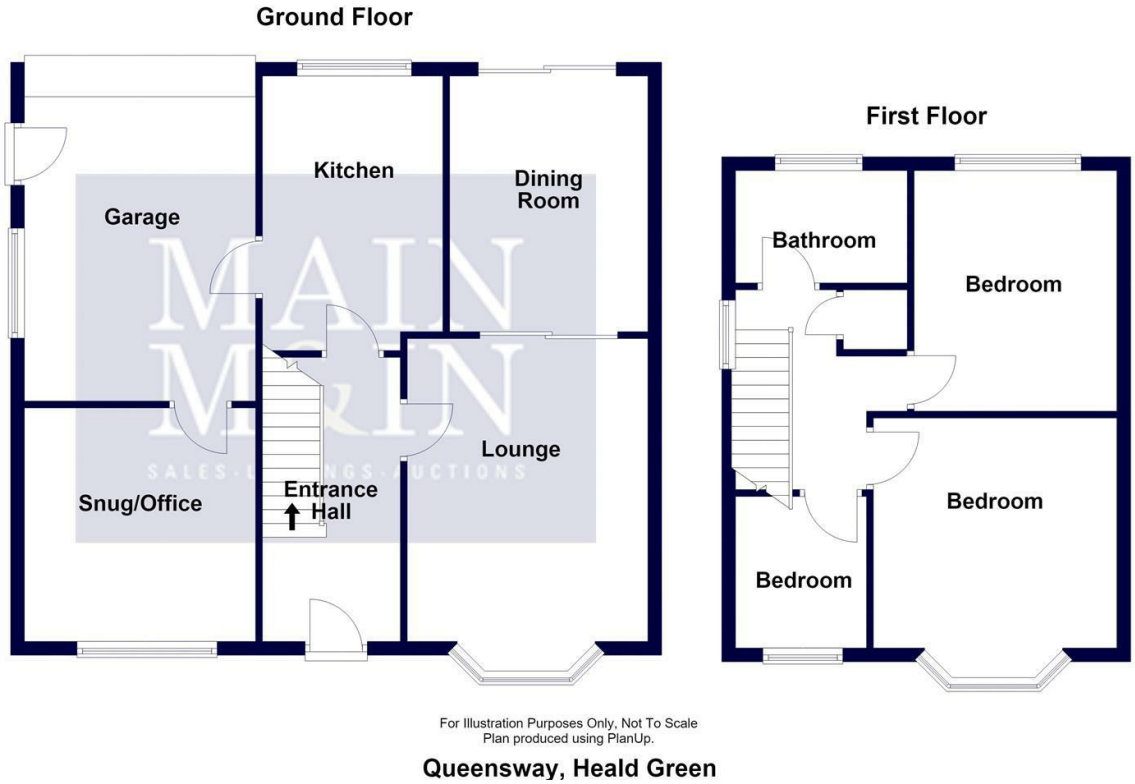
Leasehold Information
933 years remain of a lease which ends on 14/05/2959
Ground Rent of £TBC PA payable











For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

Queensway, Heald Green





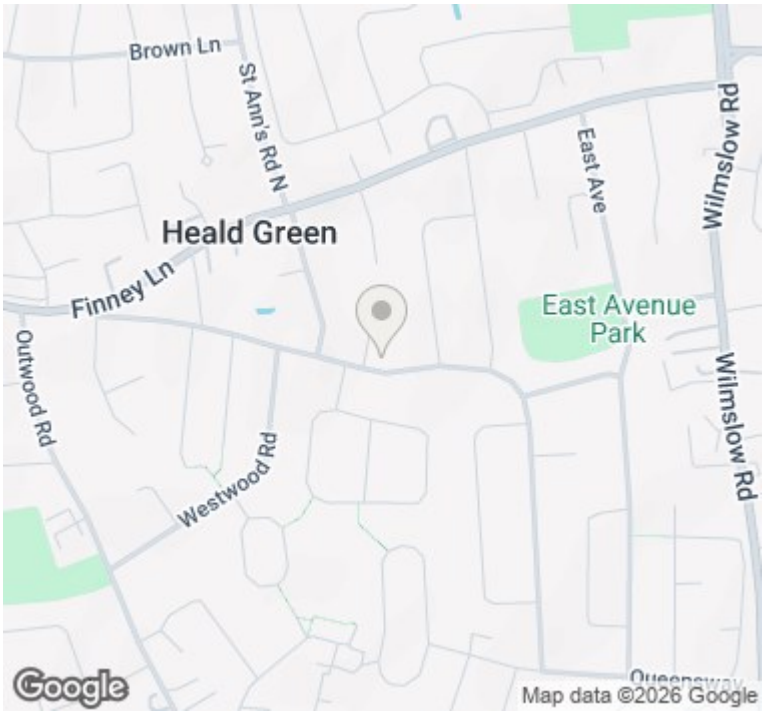
To view this property call Main & Main on 0161 437 1338



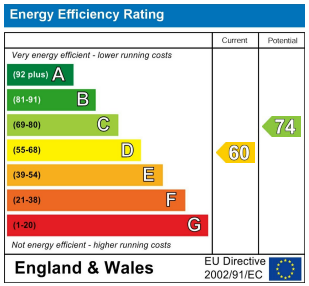


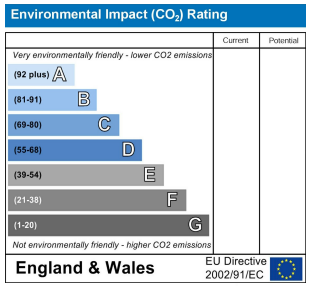






Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to 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