



**MAIN M&IN**  
MAINANDMAIN.CO.UK  
**FOR SALE**  
0161 437 1338  
Heald Green

44 Bolshaw Road  
Heald Green SK8 3NY  
£335,000





# 44 Bolshaw Road Heald Green SK8 3NY

£335,000

A Pre-War (1933) Extended Three Bedroom Semi-Detached with views to the front over farm land. NO ONWARD CHAIN.

Built in the 1930s this lovely semi-detached offers: Entrance Hall, Large Lounge (19'3" x 10'8"), Dining Room, Fitted Kitchen, Landing, Three Bedrooms, Bathroom/WC/Shower. Outside are gardens to both the front and rear. The front providing off road parking for two cars.

The property lies approximately one mile from Heald Green village/Station. Local schooling is within the SK8 postcode. Within half a mile is the access point to the bypass (Lakeland Centre).

The property would benefit from some cosmetic improvement which would in turn enhance its value.

NO ONWARD CHAIN. A Great Opportunity!

- Extended Semi
- Three Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Open Aspect to the front
- NO ONWARD CHAIN

Entrance Hall  
10'7" x 6'4"  
PVCU Double Glazed Front Door  
Cupboard under stairs

Tenure: Leasehold  
Council Tax: SMBC C

Lounge  
19'3" x 10'8"  
Fireplace, Folding doors to:

Dining Room  
12'5" x 11'5"  
PVCU Double Glazed Patio Door

Fitted Kitchen  
14'5" x 6'9"  
Part Tiled Walls, Fitted Cupboards (white units), Ceramic Hob, Extractor Hood  
Electric Oven/Grill, Plumbing for Washing Machine & Dishwasher

Landing

Bedroom One  
11'9" x 10'9"

Bedroom Two  
10'8" x 7'4"

Bedroom Three  
7'3" x 6'6"

Bathroom/WC/Shower  
12'10" x 6'6"  
Part Tiled Walls, Shower Cubicle, Panelled Bath, Pedestal Wash Basin, Low Level WC  
Extractor Fan

Outside  
Gardens to the front and rear. Parking to front.  
Enclosed rear garden (requires some attention).

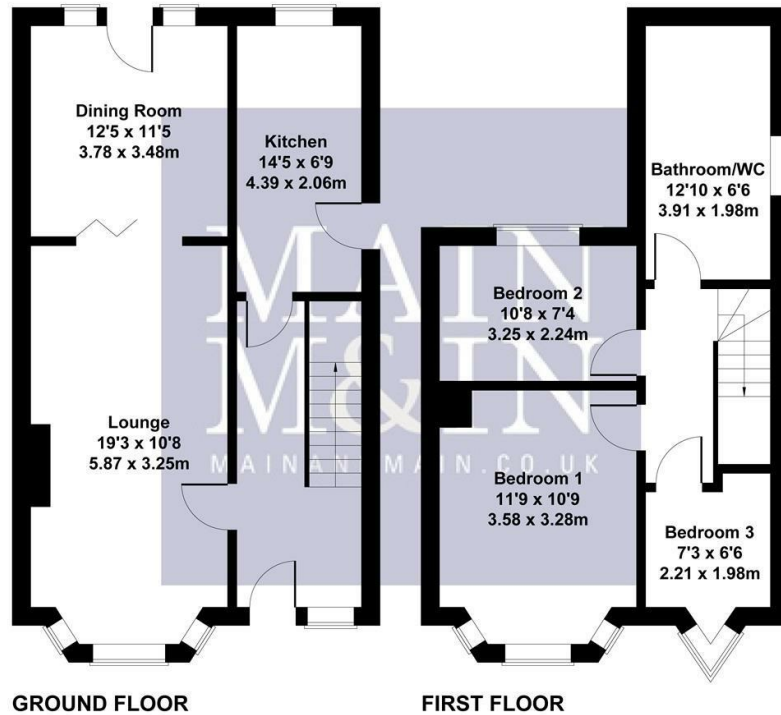
Lease Details  
Residue of 999 years from 1933 with 907 Years Remaining  
Ground Rent: £8.10 per Annum





### Bolshaw Road

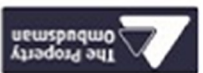
Approximate Gross Internal Area  
1025 sq ft - 95 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



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



Company Registration No. S615498

Lettings (1<sup>st</sup> 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	
Current	Target
(1-20)	(1-20)
(21-30)	(21-30)
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