



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

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39 Birchdale Avenue

Heald Green SK8 3SS

Offers Over £300,000

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

Tenure: Freehold
Council Tax: Stockport D

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.

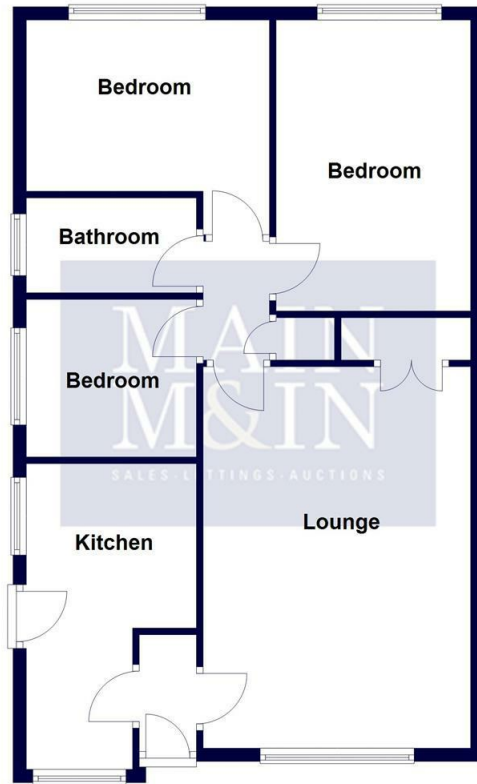
Bedroom Two
11'0'8 red to 8'8 x 11'11

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.

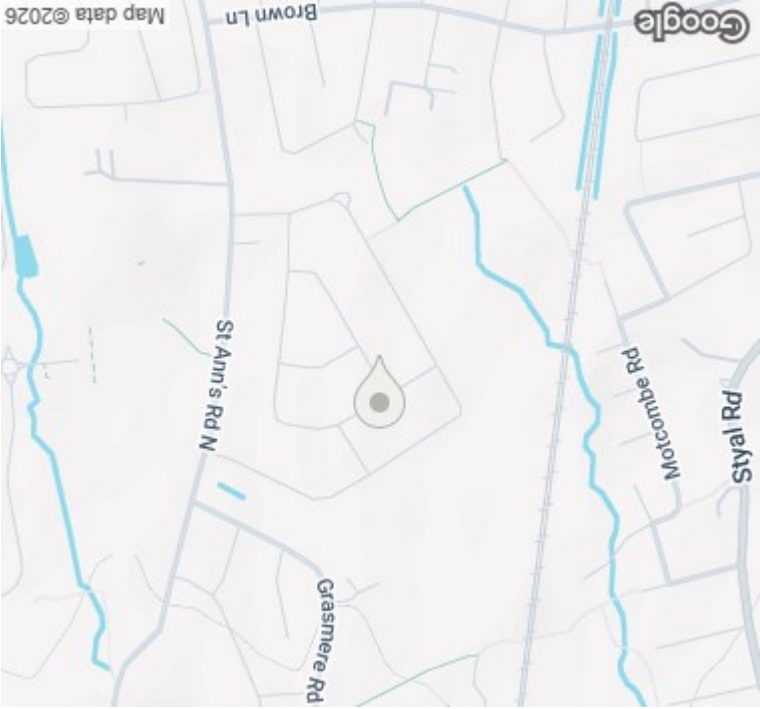
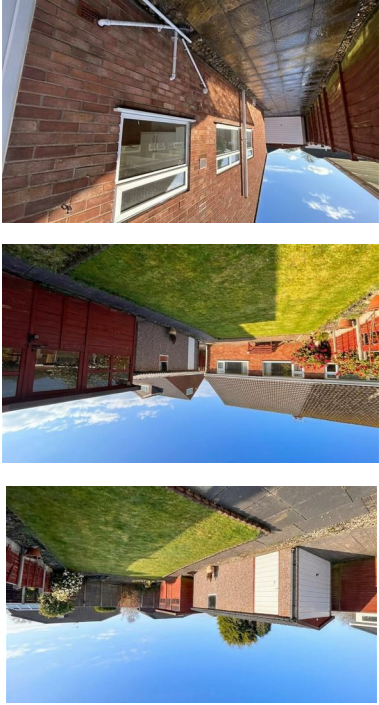




For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.



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	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential
69	75

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential

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