



44 Bolshaw Road
Heald Green SK8 3NY
Asking Price £349,950





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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).

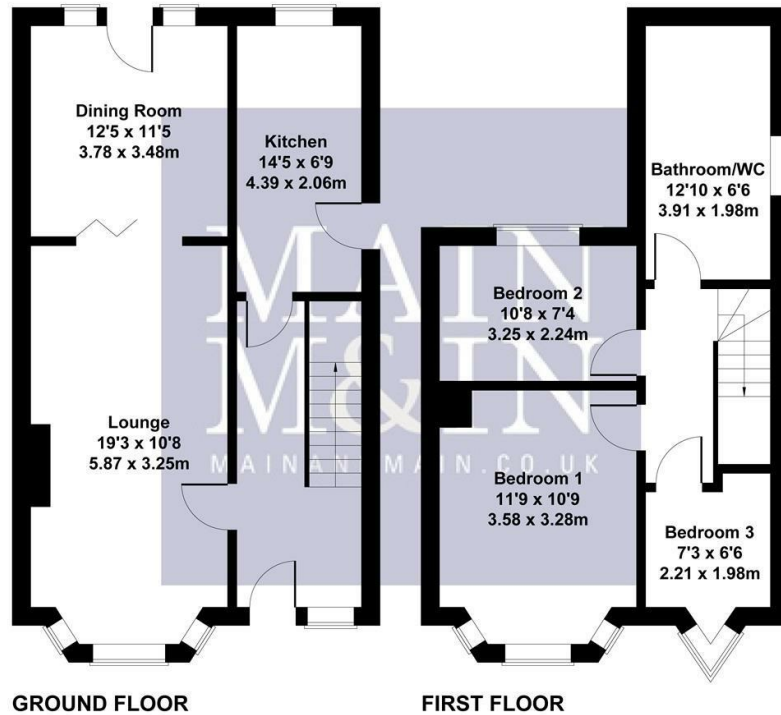
Lease Details
Residue of 999 years from 1933 with 907 Years Remaining
Ground Rent: £8.10 per Annum





Bolshaw Road

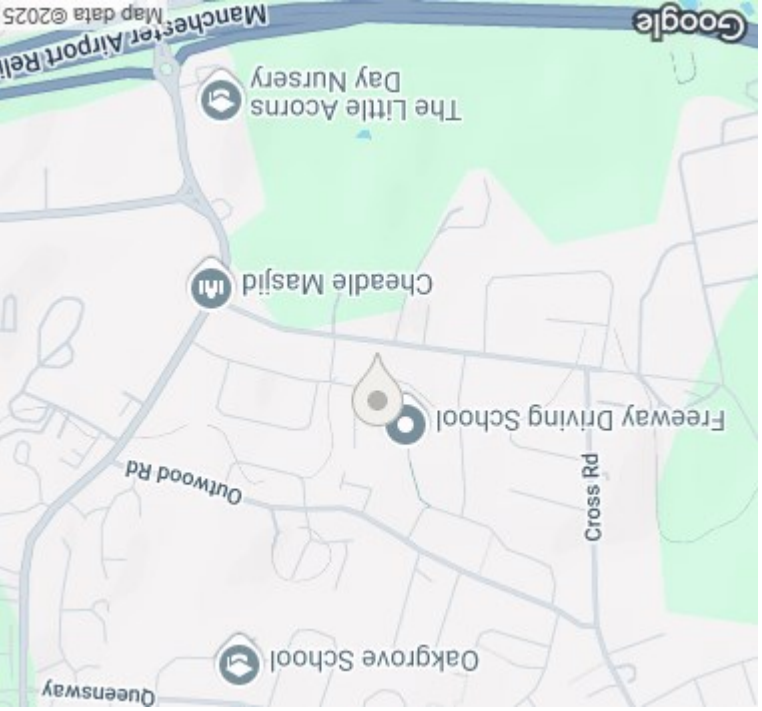
Approximate Gross Internal Area
1025 sq ft - 95 sq m



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



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



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	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	81
Potential	58

Environmental Impact (CO ₂) Rating	
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
Not environmentally friendly - higher CO ₂ emissions	(1-20) G
Current	
Potential	

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Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666

Cheadle Hulme Office 29 Station Road ♦ Cheadle Hulme ♦ Stockport ♦ SK8 5AF ♦ 0161 485 1919



Company Registration No. 5615498