


# 28 New Hall Avenue
## Heald Green SK8 3LQ
## £425,000

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This extended Ben Turner detached home is located on a much sought-after cul-de-sac. The property provides a great family home with the option to add even more accommodation if desired, subject to the necessary permissions being obtained. It is positioned within easy reach of open green space: Playing fields and grassland can be accessed on foot, just across the road.

The property stands behind a garden area with a driveway providing off road parking space, leading to an attached garage. The rear garden is of a good size, with raised seating deck, a central lawn and mature planted borders.

The house has recently benefited from new carpets and a renewed bathroom suite. An entrance porch opens to an entrance hallway with storage. There is a living room to the front of the house, with a bay window and an inglenook feature. Glazed sliding doors open to an extended sitting room, with sliding double-glazed doors to the deck and garden. A dining kitchen (with new flooring) runs across the rear of the property, behind the attached brick-built garage: The garage could potentially convert to further living space subject to Building Regulation approval.

To the first floor is a landing with access to the bedrooms: Two good double rooms, a single bedroom, a bathroom which is fitted with a modern white suite and a separate WC.

New Hall Avenue is well-placed for access to amenities, transport networks and schools (both State and Private). Heald Green Village and Rail Station (direct trains into Manchester) are approximately half a mile from the house. Cheadle Masjid (Mosque) is less than a mile away. An internal inspection is NOT TO BE MISSED in order to fully appreciate this property and to understand the options and potential available here.

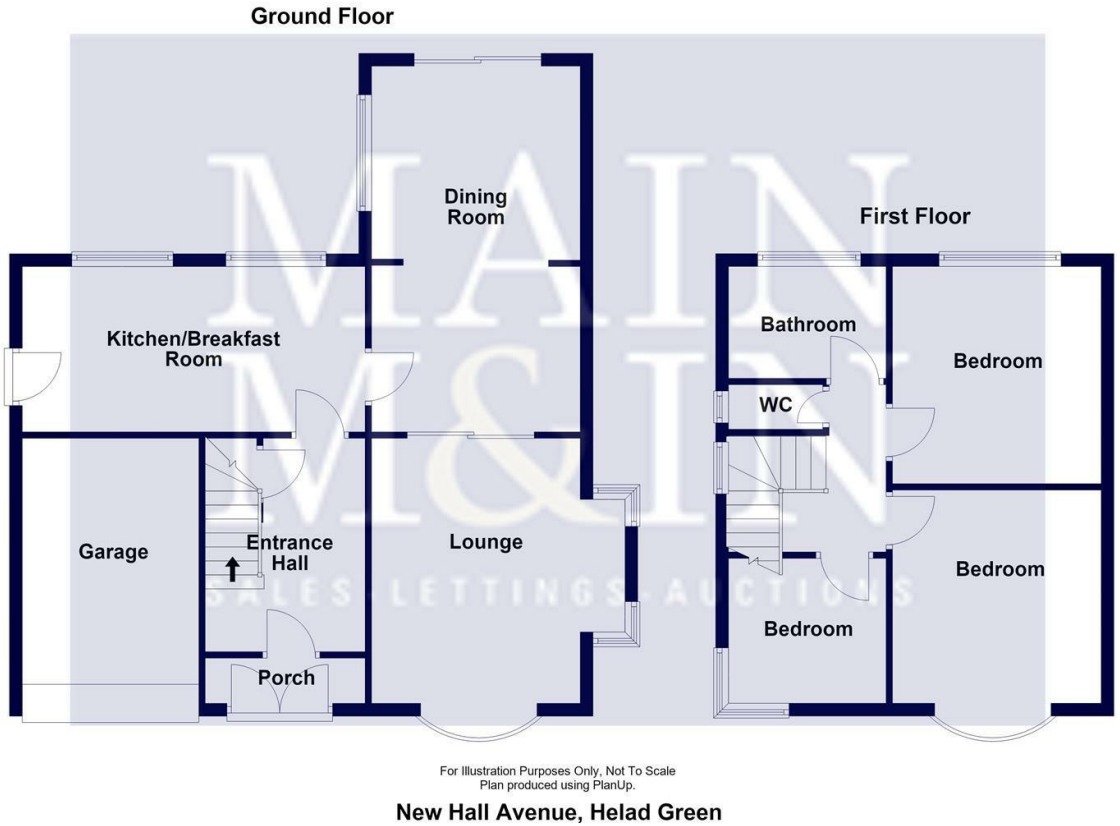
Tenure: Leasehold
Council Tax: Stockport E












New Hall Avenue, Helad Green





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



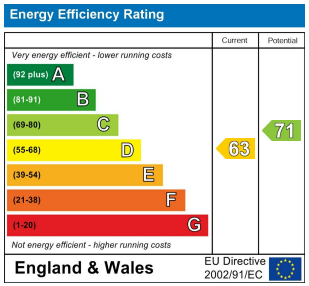


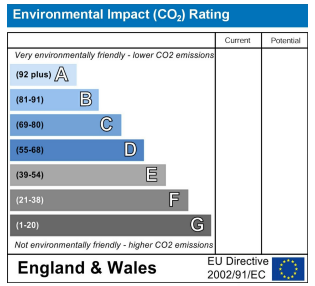







Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to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