



137 East Avenue  
Heald Green SK8 3BS  
Asking Price £465,000

**MAIN  
M&IN**  
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# 137 East Avenue Heald Green SK8 3BS

Asking Price £465,000



A FREEHOLD, Four Bedroom, Two Bathroom, Corner sited detached house. Offered for sale with NO ONWARD CHAIN.

Instructions are received by the Executors to offer a true family home which will benefit from further updating. This represents an excellent opportunity to purchase a home which can be upgraded to your own specification.

The property occupies an excellent corner position with private rear gardens plus additional garden space to the front and side.

There is sufficient space (subject to the necessary consents) to extend sideways to further enlarge what is already a very well-proportioned family home.

The accommodation comprises: Entrance Porch, Entrance Hallway, Downstairs WC, Living Room, Dining Room, Office (this could be included within the dining room with the removal of a stud wall), Kitchen, and a large Conservatory which overlooks the rear garden.

To the first floor is a landing which gives access to Four well-proportioned Bedrooms, Two Bathrooms and there is a drop-down ladder which gives access to a particularly large Loft Room (measuring over 34 feet in length, with roof windows and side window).

Outside are gardens to three sides and a detached garage with a useful utility room behind. Two gated driveways provide off road parking space.

The property lies close to local facilities and excellent transport networks. There are well-regarded public and private schooling facilities within the SK8 postcode area.

An internal inspection is essential in order to appreciate the significant potential on offer here.

- Gas Central Heating
- Double Glazing
- Four Bedrooms
- Two Bathrooms
- Loft Room
- Conservatory
- Freehold
- Excellent Project
- Two Driveways & Garage
- NO ONWARD CHAIN

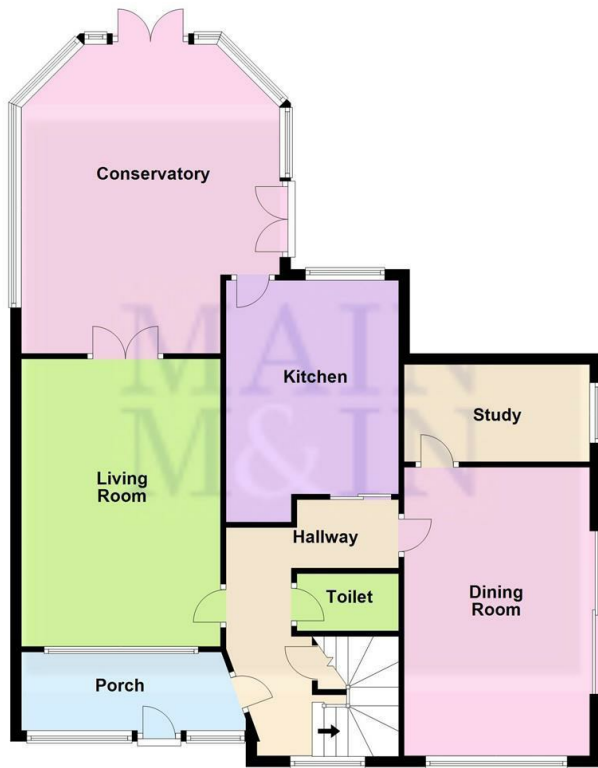
- Entrance Porch  
11'9" x 3'3"
- Entrance Hallway
- Downstairs WC
- Living Room  
16'8" x 11'5"
- Conservatory  
18'5" max x 16'9" red to 11'6"
- Kitchen  
14'5" red to 12'10" x 10'9"
- Dining Room  
10'5" x 17'10"
- Study  
10'5" x 6'9"
- First Floor Landing
- Bedroom One  
13'4" x 10'5"
- Bathroom  
10'4" x 11'1" reducing to 8'9"
- Bedroom Two  
9'10" x 11'5"
- Bedroom Three  
10'9" x 11'8" max
- Bedroom Four  
10'7" x 11'4"
- Shower Room/WC  
6'0" x 5'1" max
- Loft Room  
34'1" x 10'0"
- Externally:
  - Garage  
19'0" x 9'0"
  - Utility Room  
8'5" x 8'8"
- Gardens to three sides.
- Two gated driveways.



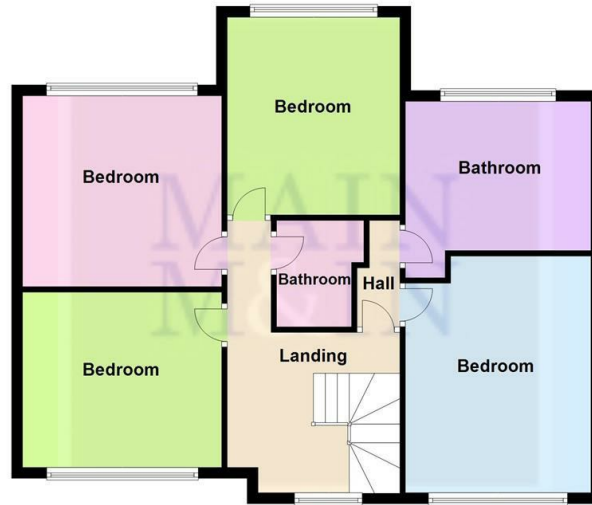
Tenure: Freehold  
Council Tax: Stockport E



Ground Floor



First Floor



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.

England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	(1-20)
	(21-30)
	(30-40)
	(40-50)
	(50-60)
	(60-70)
	(70-80)
	(81-91)
	(92 plus)
Very environmentally friendly - lower CO2 emissions	
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
	(21-30)
	(30-40)
	(40-50)
	(50-60)
	(60-70)
	(70-80)
	(81-91)
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Very energy efficient - lower running costs	
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