



76 Oakdale Drive
Stockport SK8 3SW
Asking Price £440,000





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A FREEHOLD Four Bedroom Family Detached situated on an excellent garden plot.

Available with NO ONWARD CHAIN, this well presented property was built in the early 1960s. It has been well maintained over the years but lends itself to further modernisation.

The property comprises: Entrance porch, entrance hallway, a spacious open-plan sitting/dining room, fitted kitchen and a downstairs WC. To the first floor a landing gives access to the four bedrooms and a shower room.

Where the hidden value lies in this property is to extend the rear to enhance the ground floor living space (subject to consents) plus updating the garage. This would not impact to any great degree the size of the rear garden.

The property lies on a very desirable road not far from Heald Green Village, Rail Station and local schooling for all age groups. Only a short drive away are the large stores on the A34 bypass. Both the M56/M60 Motorways are within a few miles, with Manchester Airport also easily accessible.

This is a lovely home which is well worth further consideration.

Tenure: Freehold
Council Tax: Stockport MBC E

- Four Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Private Rear Garden
- Driveway
- Integral Garage
- Sought-after Location
- Freehold
- No Onward Chain

Entrance Porch

Entrance Hallway

Downstairs WC

Sitting/Dining Room
23'9" x 11'7"

Kitchen
12'6" x 8'1"

First Floor Landing

Bedroom One
12'6" x 11'8"

Bedroom Two
11'9" x 11'7"

Bedroom Three
12'7" x 9'1"

Bedroom Four
8'10" x 8'4"

Shower Room
8'4" x 5'6"

Externally
Gardens to front and rear.
Driveway providing off road parking, leading to:

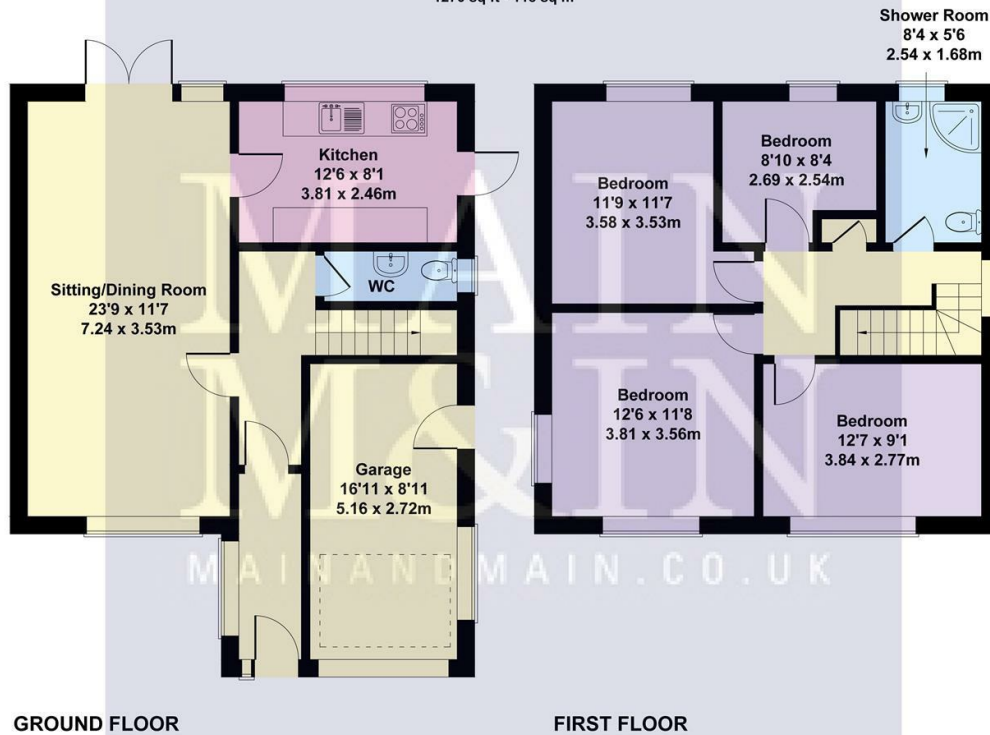
Attached Garage
16'11" x 8'11"





Oakdale Drive

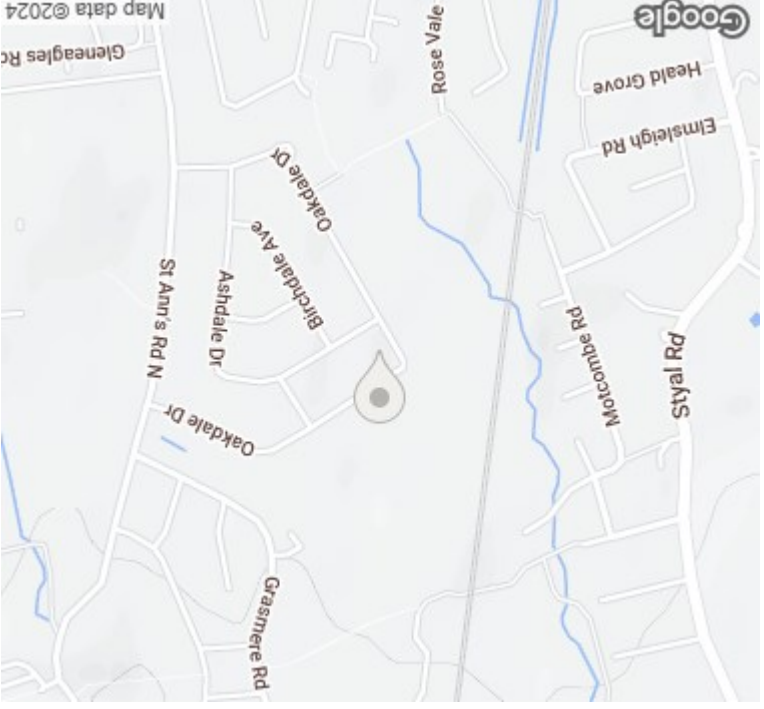
Approximate Gross Internal Area
1270 sq ft - 118 sq m



Not to Scale. Produced by The Plan Portal 2023
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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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> <p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(56-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> <p>(1-20) G</p> <p>(21-38) F</p> <p>(39-54) E</p> <p>(56-68) D</p> <p>(69-80) C</p> <p>(81-91) B</p> <p>(92 plus) A</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>Very energy efficient - lower running costs</p>			
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