



45 Drayton Drive  
Heald Green SK8 3LE  
£450,000

**MAIN  
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# 45 Drayton Drive

## Heald Green SK8 3LE

£450,000

Located in a sought-after residential area, this traditional detached residence has been well-maintained and is now available with no onward chain involved.

The house stands behind a garden area with a wide driveway providing off road parking space and leading in turn to an attached garage. To the rear is an attractive garden with seating area, lawn, decorative borders and established apple and pear trees.

The accommodation comprises: Entrance porch, a wide reception hallway, downstairs WC. The well-proportioned living room has a bay window to the front, inglenook feature and internal doors to the dining room which has a door and window to the rear garden. A fitted kitchen completes the ground floor.

Upstairs are two double bedrooms and a single bedroom. A modern fitted shower room and separate WC complete the property.

This is a most appealing home which will attract family purchasers in particular. There is considerable scope for extension if desired (STP).

The property is well-placed for amenities, multiple transport networks and schools for all age groups. An internal inspection is recommended.

- Gas Central Heating
- Majority PVCU Double Glazing
- Two Reception Rooms
- Downstairs WC
- Fitted Kitchen
- Three Bedrooms
- Shower Room
- Driveway
- Attached Garage
- Gardens

### Entrance Porch

Reception Hallway  
11'10" x 8'6" max

### Downstairs WC

Living Room  
16'10" into bay x 13'5" into inglenook red to 11'1"

Dining Room  
8'9" x 11'1"

Kitchen  
8'10" x 17'11"

### First Floor Landing

Bedroom One  
13'10" into bay x 11'1"

Bedroom Two  
12'0" x 11'1" red to 9'3" to robes

Bedroom Three  
7'2" x 8'6"

Shower Room  
6'0" x 8'6"

### Separate WC

Attached Garage  
15'4" x 8'7"

### Externally

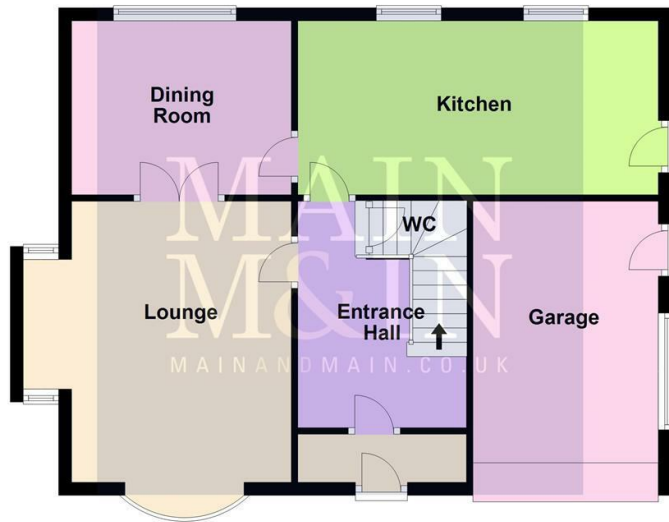
Wide driveway to the front with garden alongside.  
Enclosed garden to the rear with seating area, lawn, decorative borders, fruit trees and storage shed.



Tenure: Leasehold  
Council Tax: Stockport E



Ground Floor



First Floor



For illustration purposes only, not to scale.  
Plan produced using PlanUp.

45 Drayton Drive, Heald Green

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

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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent	C (69-80)
Not energy efficient - higher running costs	D (55-68)
Very poor	E (39-54)
	F (21-38)
	G (1-20)
Current	80
Potential	60

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**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.

