



27 St. Anns Road South
Heald Green SK8 3DZ
Offers Over £400,000





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Offered for sale with no onward chain, this semi-detached house has been extended to offer well-proportioned accommodation which will suit the needs of family purchasers in particular.

The house has been redecorated with a modern, neutral theme and it has recently-installed grey carpeting.

An entrance hallway leads to a spacious living room with an archway leading through to an extended dining room which opens to the fitted kitchen.

To the first floor are four well-proportioned bedrooms and a family bathroom which is fitted with a white suite.

The house stands behind a garden area with a driveway which provides off road parking space. There is an integrated garage. To the rear is an enclosed garden with seating area, lawn and decorative borders.

The property lies within easy reach of the amenities of Heald Green Village, with excellent transport links and access to educational facilities for all age groups.

An internal inspection is strongly recommended in order to avoid disappointment.

- Gas Central Heating
- PVCU Double Glazing
- Extended Accommodation
- Four Bedrooms
- Open-plan Dining Kitchen
- Gardens
- Driveway
- Garage
- Convenient Location
- No Onward Chain

Entrance Hallway

Living Room
15'1" into bay x 10'11"
Opens to:

Dining Room
11'3" x 8'10"
Opens to:

Kitchen
12'6" x 7'10"

First Floor Landing

Bedroom One
12'1" into bay x 11'1"

Bedroom Two
11'5" x 9'2"

Bedroom Three
15'2" x 7'2"

Bedroom Four
6'9" x 6'1"

Bathroom
5'1" x 7'11"

Integral Garage
15'10" x 8'0"

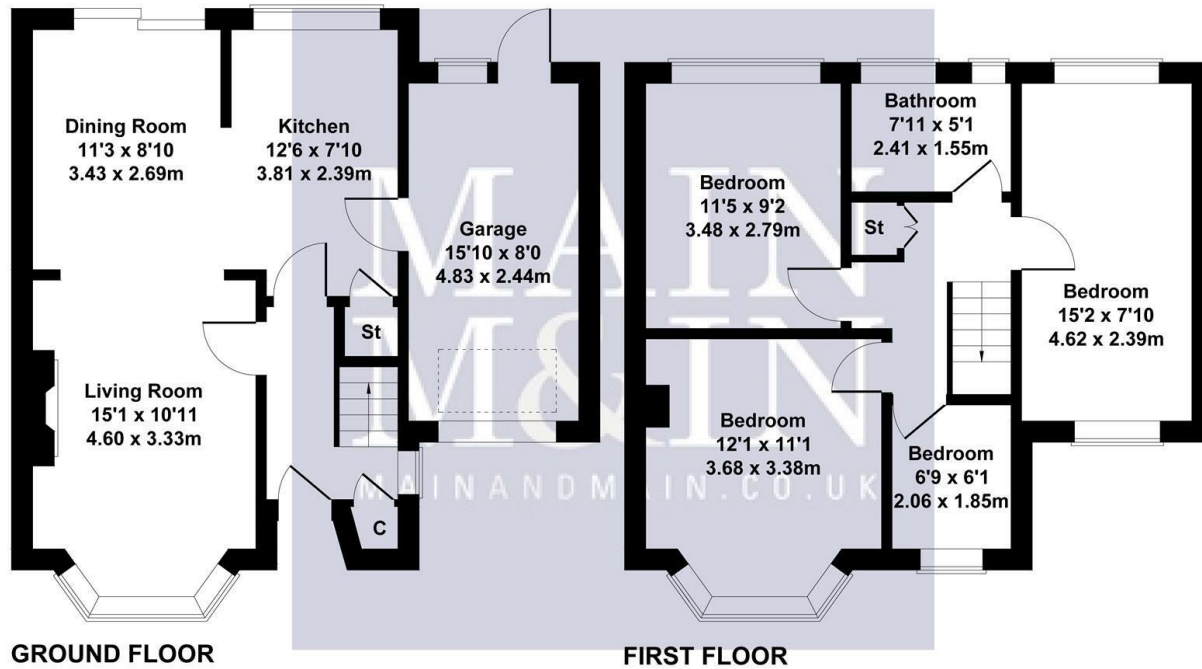
Externally
Driveway and garden area to front.
Enclosed garden to the rear.



Tenure: Leasehold
Council Tax: Stockport D



Approximate Gross Internal Area
1079 sq ft - 100 sq m



Not to Scale. Produced by The Plan Portal 2024
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To view this property call Main & Main on 0161 437 1338



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

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

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

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EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A
Very environmentally friendly - lower CO2 emissions	(81-91) B
Very environmentally friendly - lower CO2 emissions	(69-80) C
Very environmentally friendly - lower CO2 emissions	(55-68) D
Very environmentally friendly - lower CO2 emissions	(39-54) E
Very environmentally friendly - lower CO2 emissions	(21-38) F
Very environmentally friendly - lower CO2 emissions	(1-20) G

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
Very energy efficient - lower running costs	(81-91) B
Very energy efficient - lower running costs	(69-80) C
Very energy efficient - lower running costs	(55-68) D
Very energy efficient - lower running costs	(39-54) E
Very energy efficient - lower running costs	(21-38) F
Very energy efficient - lower running costs	(1-20) G
Current	72
Target	84

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.

