



87 Baslow Drive
Heald Green SK8 3HW
£355,000





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An impressive Three Bedroom Extended Semi, plus Loft Room, Large Rear Garden in immaculate condition.

Location, Presentation and Size at a competitive price, what could be better!

This lovely home offers: Entrance Porch, Hallway, Lounge opening into extended Dining Room, Re-fitted Kitchen, Landing, Three Bedrooms, Re-Fitted Bathroom/Shower/WC. Loft Room. Outside: Enclosed Car Port, Detached Garage. To the front is parking for two vehicles and at the rear, large enclosed gardens all beautifully designed for ease of maintenance.

The property lies approximately a mile from Heald Green Village and station. Local schooling is close by. Within a few miles are both M56/M60 motorways, Manchester Airport and the large stores on the A34 bypass.

Do not delay for this is a property which has to be viewed to appreciate the overall package on offer.

- Gas Central Heating
- PVCU Double Glazing
- Solar Panels (Owned)
- Loft Room
- Three Bedrooms
- Enclosed Car Park
- Large Rear Garden
- Exceptional Condition
- Viewing Essential

Tenure: Freehold
Council Tax: SMBC C

Storm Porch

Entrance Hall

14'9" x 6'4"

Meter cupboard, Cupboard under stairs, Laminate Flooring

Lounge

14'7" x 11'5"

Attractive Fire Surround with Inset Gas Fire (Pebble Effect)
Opening to:

Dining Room

12'6" x 9'5"

Double Glazed Patio Window

Fitted Modern Kitchen

13'4" x 8'5"

Grey Units, Inset Gas Hob, Extractor, Electric Oven/Grill,
Integrated Dishwasher & Washing Machine
Large American Style Fridge with plumbing, Inset Lighting

Landing

Bedroom One

12'8" x 11'6"

Wardrobes

Bedroom Two

11'7" x 11'6"

Fitted Wardrobes

Bedroom Three

9'11" x 6'4"

Built in Wardrobe

Bath/WC/Shower

7'8" x 7'3"

Grey Tiled Walls and Floor, White Suite,
Large Walk in Shower, Inset Lighting

Loft Room

18'05" x 11'05"

Folding Ladder, Velux Window

Outside

Car Port with up & over door 19'6" x 8'9"

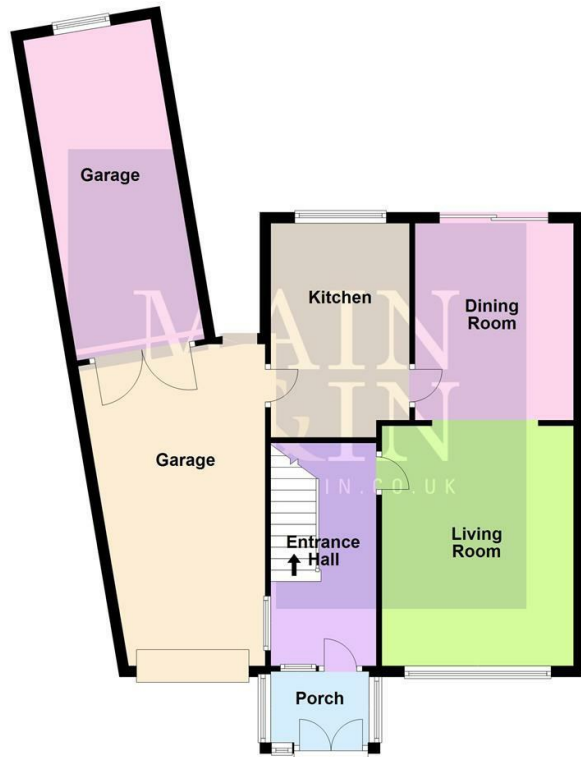
Detached Concrete Garage 17'7" x 8'

To the front, car parking. Enclosed Garden to rear with patio,
lawn, covered area.

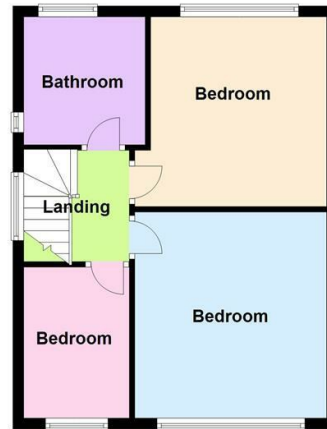




Ground Floor



First Floor



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

87 Baslow Drive, Heald Green

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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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO2 emissions (92 plus)	A
Very energy efficient - lower CO2 emissions (81-91)	B
Energy efficient - lower CO2 emissions (69-80)	C
Energy efficient - lower CO2 emissions (55-68)	D
Energy efficient - lower CO2 emissions (39-54)	E
Energy efficient - lower CO2 emissions (21-38)	F
Not energy efficient - higher CO2 emissions (1-20)	G
Current	91
Target	
Environmental Impact (CO ₂) Rating	

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
Energy efficient - lower running costs (69-80)	C
Energy efficient - lower running costs (55-68)	D
Energy efficient - lower running costs (39-54)	E
Energy efficient - lower running costs (21-38)	F
Not energy efficient - higher running costs (1-20)	G
Current	89
Target	91
Energy Efficiency Rating	

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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

