



127 East Avenue
Heald Green SK8 3BS
Offers Over £475,000



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Beautifully-presented throughout, this detached residence simply must be seen.

The house offers ideal accommodation for family purchasers. An entrance porch and hallway lead to a spacious open living/dining room which has a feature fireplace and sliding doors leading to the rear garden. An impressive modern breakfast kitchen features high-gloss white units which provide comprehensive storage, with a range of inbuilt appliances. There is internal access to the integral garage/store.

To the first floor is a wide landing with inbuilt storage and access to the boarded loft void, with drop-down ladder. There are four double bedrooms, two with inbuilt wardrobes. A family bathroom with white suite and a separate WC complete the accommodation.

The property stands behind a garden area with a block-paved driveway providing off-road parking space. To the rear is a well-proportioned, enclosed garden with paved seating area, raised decking, lawn and decorative borders. There is a large timber shed with power.

East Avenue forms part of a sought-after residential area which enjoys excellent transport connections, schools for all age groups are near by and plentiful amenities are within easy reach.

- Gas Central Heating
- PVCU Double Glazing
- Immaculate Throughout
- Four Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room
- Family Bathroom
- Driveway
- Integral Garage
- Attractive Gardens

Entrance Porch

Entrance Hallway

Living/Dining Room
22'2" x 11'4"

Kitchen
15'1" max x 13'7" max

First Floor Landing

Bedroom One

13'7" x 11'4"

Bedroom Two

11'2" max x 8'10"

Bedroom Three

11'0" x 8'3"

Bedroom Four

10'6" x 8'3"

Bathroom

8'5" max x 6'11" max

Separate WC

Integral Garage
11'2" x 8'5"

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

Leasehold Information

999 Year Lease from 20/04/1961. Fixed £12 annual Ground Rent.



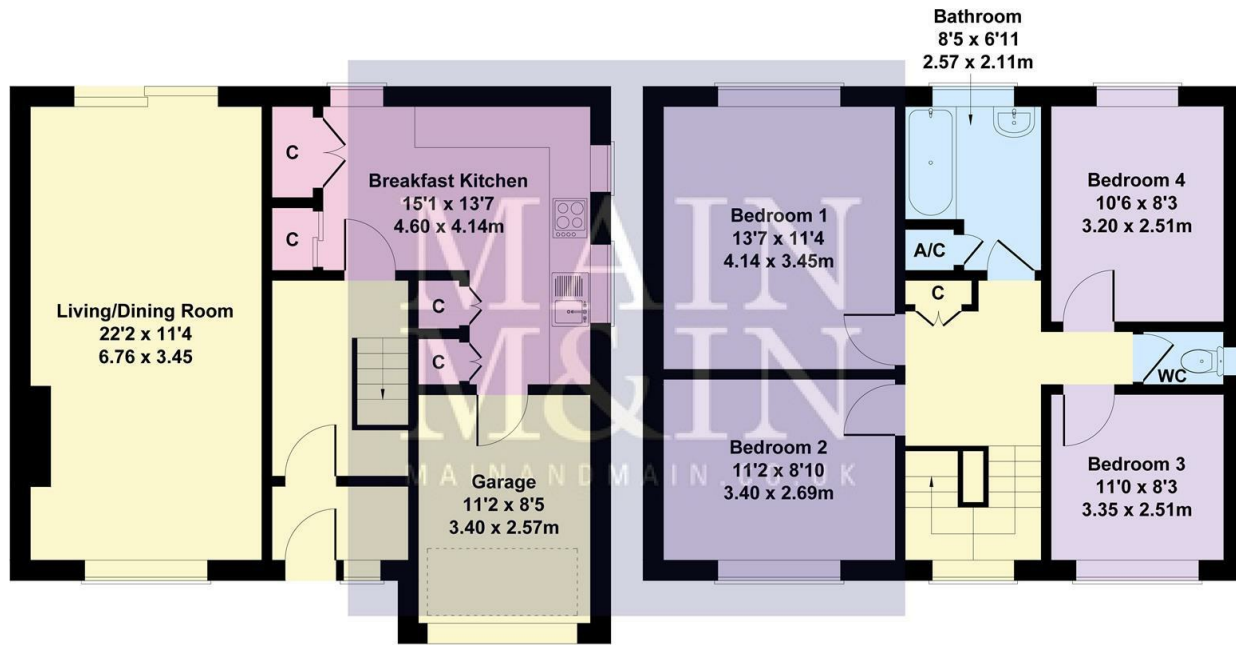
Tenure: Leasehold

Council Tax: Stockport E



East Avenue

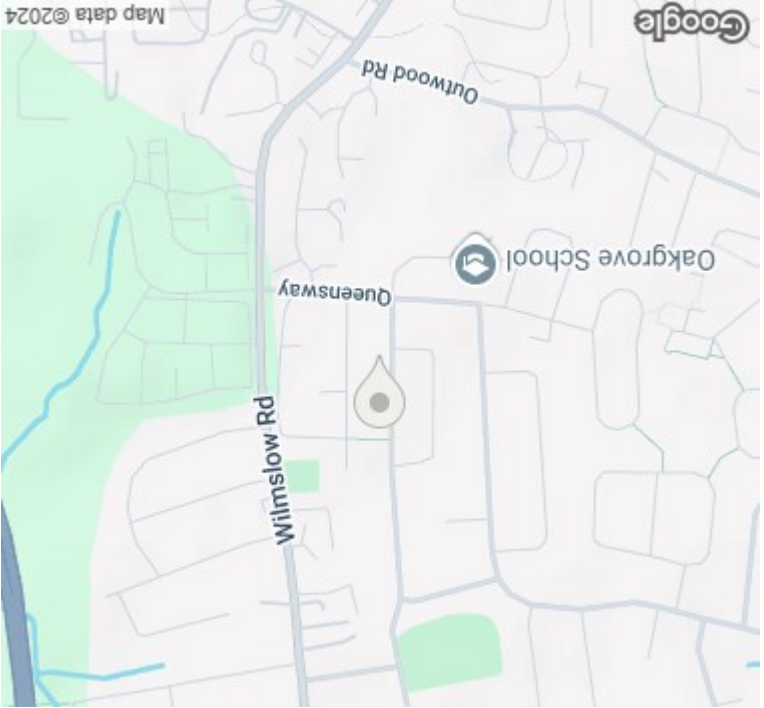
Approximate Gross Internal Area
1241 sq ft - 115 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A	(92 plus) A	(92 plus) A	(92 plus) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions
Current	Current	Current	Current
70	82		

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Company Registration No. S615498

