



5 Longnor Road  
Heald Green SK8 3BW  
£460,000





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A Three Double Bedroom Extended Detached built in 1961 by Emery.

Situated off Queensway, this lovely home has been occupied by our client for the last 48 years. It comprises: Entrance Porch, Hallway, Downstairs WC, Through Lounge, Extended Dining Room, Fitted Kitchen,

To the first floor there is: Landing, Three Double Bedrooms, Re-fitted Shower Room & Separate WC.

Outside are gardens to both the front and rear which include a detached Brick Garage.

The property lies within a mile of the village and station. Also within the SK8 postcode are excellent schools for all age groups both state and private. On the A34 bypass are the larger super stores.

This is a lovely home well worth an internal inspection.

- Three Double Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Through Lounge
- Extended Dining Room
- Downstairs WC
- Detached Garage

Tenure: Leasehold  
Council Tax: SMBC D

Entrance Porch  
11'9" x 3'6"  
Quarry Tiled Floor

Entrance Hall  
10'10" x 7'10" max  
Storage cupboard & downstairs WC.

Through Lounge  
17' x 11'6"  
Feature stone & Slate Fireplace, PVCU Double Glazed Patio Window

Dining Room  
13' x 10'9"  
Bay Window

Fitted Kitchen  
12'10" x 10'8"  
Part Tiled Walls, Fitted Cupboards, Work surfaces, Inset Ceramic Hob  
Electric under Oven, Integrated Washing Machine & Dishwasher  
Inset Lighting

Landing  
Airing Cupboard

Bedroom One  
12'1" x 10'10"  
Fitted Wardrobe, Dressing Table

Bedroom Two  
11'6" x 10'3"

Bedroom Three  
11'4" x 10'2"  
Fitted Wardrobes

Re-Fitted Shower Room  
Wall and Floor Tiling, Shower Cubicle, Wash basin with cupboard below  
Inset Lighting

Separate WC  
Tiled Floor, Low Level WC

Outside  
Detached Brick Garage, Gardens to front and rear to include driveway  
patio, lawns, flower beds etc.







Ground Floor



First Floor



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

5 Longnor Road, Heald Green

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







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EU Directive 2002/91/EC	
Very energy efficient - lower CO2 emissions	(92 plus) A
Very environmentally friendly - higher CO2 emissions	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO2 emissions	(1-20) G
Current	Potential

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

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.

