



29 East Avenue
Heald Green SK8 3DL
Asking Price £440,000





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A FREEHOLD Substantial Extended, Four Bedroom Semi-Detached complete with solar panels.

Ideally situated, this property which was built in the 1930s has since been extended to provide both additional ground and first floor living. The main bedroom has patio doors to a balcony.

The accommodation on offer is as follows: Entrance Hallway, Large Lounge into Dining Room, Conservatory, Extended kitchen, Downstairs Shower Room and a WC.

On the first floor are Four Bedrooms and a Shower room/WC.

Outside: Garage, Workshop, Store Room, parking for several cars to the front.

The rear is enclosed to include greenhouse, an ornamental pond and floral borders.

The property is close to Heald Green Village, Local Schooling, Transport and the Motorway (M56/M60) is within three to four miles.

The solar panels belong to the property. In addition, the roof was retiled a few years ago.

This is a well-located property which offers significant potential.

- Four Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Solar Panels
- Conservatory
- Freehold

Entrance Hallway

Open-plan Lounge Diner
30'0" into bay x 10'5"

Conservatory
11'7" x 10'8"

Kitchen
18'3" x 7'4"

Pantry
9'6" x 3'8"

Downstairs WC

Downstairs Shower Room
8'7" x 3'9"

First Floor Landing

Bedroom One
12'0" x 12'5"

Balcony
8'3" x 19'9"

Bedroom Two
12'7" into bay x 8'5" to wardrobes

Bedroom Three
7'10" x 9'2"

Bedroom Four
7'5" x 6'9"

Shower Room
5'4" x 7'4"

Loft Room
14'0" x 7'9"
Accessed by drop down ladder. Roof window.

Externally

Garden and driveway to the front.

Attractive garden to the rear with seating area, decorative borders, lawn and water feature.

Storage
16'0" x 7'10"

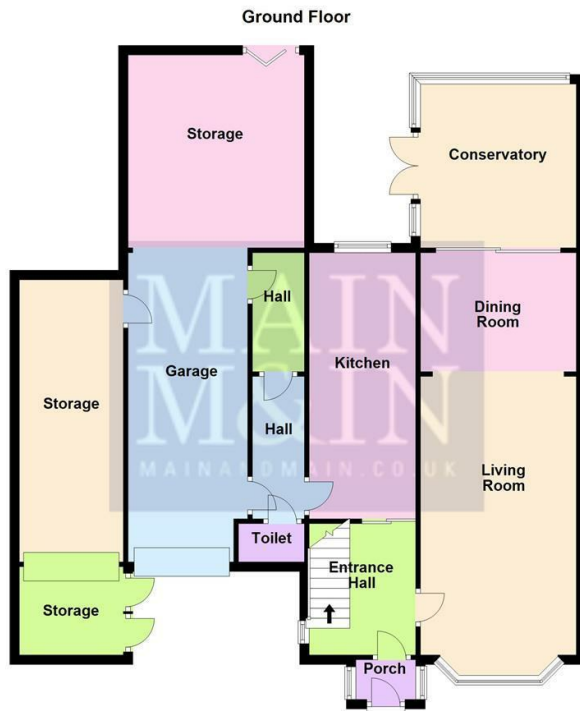
Storage
19'5" x 7'5"

Storage
19'5" x 10'1"

Storage
15'0" x 8'4"



Tenure: Freehold
Council Tax: SMBC C



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

29 East Avenue, 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 CO2 emissions (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO2 emissions	

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
75	
78	

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.

