



30 Ashdale Drive
Heald Green SK8 3SX
O.I.R.O £350,000





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Extended to both the front and rear, this spacious semi-detached house offers versatile living space which will appeal to family purchasers in particular. The property forms part of a popular residential area, within easy reach of the local amenities of Heald Green, with the large superstores on the A34 also nearby. The area boasts excellent transport networks and popular schools for all age groups.

An entrance hallway leads to an open-plan living/dining room, with a sitting room to the front with a downstairs WC. There is another reception room to the rear which overlooks the garden and features two roof windows. Central to the property is a fitted kitchen and there is a separate utility room to the rear.

To the first floor is a landing with storage room containing the combination boiler. There are three well-proportioned bedrooms and a shower room/WC completes the accommodation.

The house stands behind a garden area with a driveway providing off road parking space. To the side of the house is a lean-to storage area. An enclosed garden to the rear leads to a substantial detached timber shed.

The size of accommodation is surprising - especially to the extensive ground floor. This is a property which is likely to appeal to those looking for a property which they can put their own stamp upon and it is available with no onward chain.

- Extended Accommodation
- Three Large Bedrooms
- Three Reception Rooms
- Downstairs WC
- Fitted Kitchen
- Utility Room
- Driveway
- Gardens
- Popular Location
- No Onward Chain

Entrance Hallway

Living/Dining Room
29'10" x 11'11" red to 8'2"

Sitting Room
10'6" x 8'2"

Downstairs WC
5'6" x 3'9"

Garden Room
11'1" x 12'6"

Kitchen
12'2" x 7'9"

Utility Room
11'10" x 8'3"

First Floor Landing
Cupboard housing combination boiler.

Bedroom One
14'3" x 11'10" red to 8'9"

Bedroom Two
11'10" x 7'8"

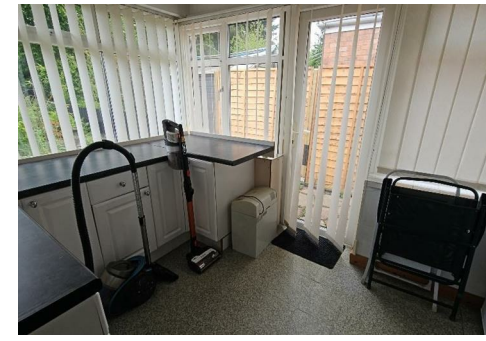
Bedroom Three
11'4" x 8'1" red to 6'4"

Shower Room/WC
7'6" max x 7'11" max

Externally
Garden and driveway to the front.
Lean-to store to side.
Enclosed garden to the rear with large timber storage shed.



Tenure: Freehold
Council Tax: Stockport D



Ground Floor



First Floor



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



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



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 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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
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
Current	Potential	Current	Potential
79	63		
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs (1-20) G (21-30) F (31-40) E (41-50) D (51-60) C (61-70) B (71-80) A (81-90) A (91-100) A		England & Wales EU Directive 2002/91/EC Not environmentally friendly - higher CO ₂ emissions (1-10) G (11-20) F (21-30) E (31-40) D (41-50) C (51-60) B (61-70) A (71-80) A (81-90) A (91-100) A	

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