



16 Cornwall Road
Heald Green SK8 3EE
Offers Over £375,000



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Presented to an excellent standard throughout, this traditional semi-detached house is located within easy reach of the amenities of Heald Green Village.

The accommodation comprises: Entrance porch, entrance hallway with stylish glass balustrade and storage, an open-plan living/dining room with feature fireplace and French doors to the garden, and an extended fitted kitchen with range of integrated appliances.

To the first floor a landing leads to the well-proportioned bedrooms, all of which have fitted wardrobe units. A modern family bathroom and a separate WC complete the property.

The house stands behind a garden area with a driveway providing off road parking space. The driveway extends alongside the house, through a timber gate. The enclosed rear garden features a paved seating area, decorative borders and a central lawn.

Cornwall Road is a sought-after residential address, within easy reach of transport network connections and schools. An internal inspection is strongly recommended in order to avoid disappointment.

Tenure: Leasehold
Council Tax: Stockport D

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Modern Bathroom
- Extended Fitted Kitchen
- Open-plan Living/Dining Room
- Driveway
- Gardens
- Convenient Location
- Viewing Essential

Entrance Porch

Entrance Hallway

Living/Dining Room
26'0" into bay x 11'3" red to 10'3"

Breakfast Kitchen
16'5" x 7'3"

First Floor Landing

Bedroom One
14'10" into bay x 10'5" red to 8'5" to robes

Bedroom Two
11'11" x 10'4" to fitted robes

Bedroom Three
9'0" red to 7'0" to robes x 7'5" max

Bathroom
5'6" x 7'5"

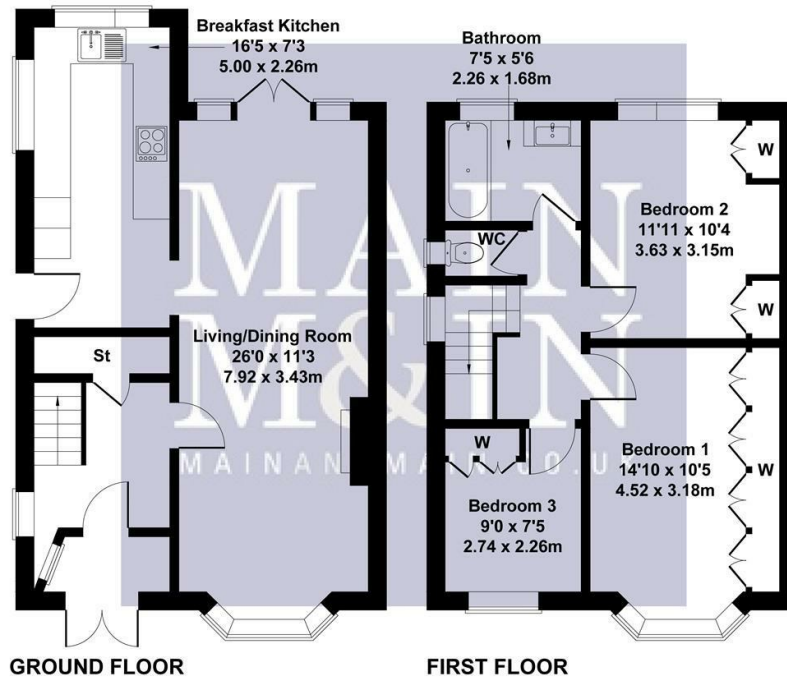
Separate WC

Externally
Garden to front with driveway.
Enclosed garden to the rear with seating area and lawn.

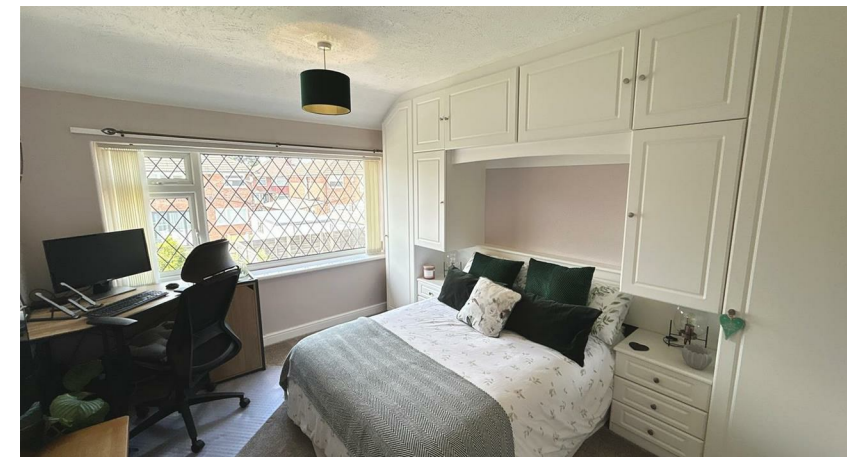




16 Cornwall Road
 Approximate Gross Internal Area
 994 sq ft - 92 sq m



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.

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	86	England & Wales		EU Directive 2002/91/EC	74

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Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666

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Company Registration No. 5615498