



**MAIN
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**FOR
SALE**

0161 437 1338
Heald Green

4 Heybrook Road
Baguley M23 1PQ
Offers Over £250,000



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4 Heybrook Road Baguley M23 1PQ

Offers Over £250,000

Available with no onward chain, this recently refurbished end of terrace house is located just off Blackcarr Road, close to amenities and schools. There are excellent transport links nearby (Metrolink tram, motorway access, bus routes) and Wythenshawe Hospital is also easily accessed.

The property comprises: Entrance hallway, a spacious living room with feature fireplace and patio doors, a second reception room and a fitted breakfast kitchen.

To the first floor are two double bedrooms, a single bedroom/study and a bathroom which is fitted with a white suite, with shower above the bath.

The house stands behind a gated paved driveway which provides off road parking space. To the rear is an enclosed garden with seating area and a long lawn.

This is a home which is ready to move straight in to - An early inspection is essential in order to avoid disappointment.

- Gas Central Heating
- PVCU Double Glazing
- Two Reception Rooms
- Fitted Breakfast Kitchen
- Two Double Bedrooms
- Single Bedroom/Study
- Fitted Bathroom
- Gated Driveway
- Gardens
- No Onward Chain

Entrance Hallway

Living Room
15'6" max x 12'2" max

Dining Room
6'3" x 11'2"

Breakfast Kitchen
8'11" x 7'10"

First Floor Landing

Bedroom One
10'3" x 11'0" max

Bedroom Two
9'1" x 9'4"

Bedroom Three/Study
8'5" red to 5'7" x 6'4"
Deep built-in storage.

Bathroom
5'6" x 7'10"

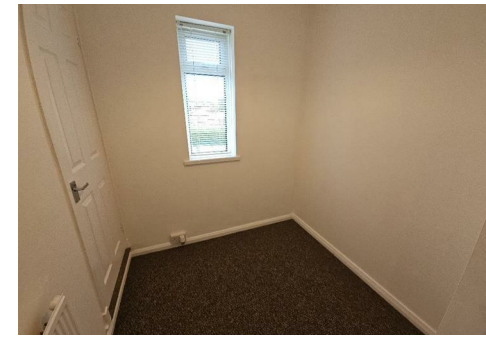
Externally

Gated driveway to the front providing off road parking space.
Enclosed garden to the rear with seating area and lawn.
Outside sockets and security lighting.
Side access gate.



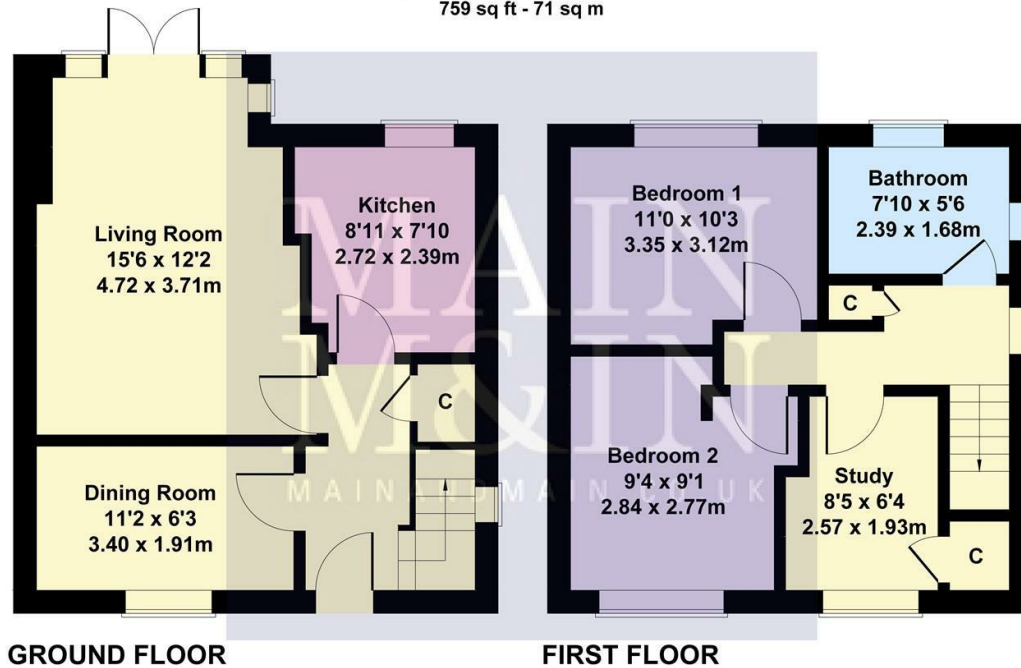
Tenure: Freehold

Council Tax: Manchester B



Heybrook Road

Approximate Gross Internal Area
759 sq ft - 71 sq m



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



Cheadle Hulme Office 29 Station Road ♦ Cheadle Hulme ♦ Stockport ♦ SK8 5AF ♦ 0161 485 1919

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

Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO ₂ emissions (92 plus)	A
Very energy efficient - lower CO ₂ emissions (81-91)	B
Energy efficient - lower CO ₂ emissions (69-80)	C
Decent (55-68)	D
Below average (39-54)	E
Poor (21-38)	F
Very poor (1-20)	G
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs (92 plus)	A
Very energy efficient - lower running costs (81-91)	B
Energy efficient - lower running costs (69-80)	C
Decent (55-68)	D
Below average (39-54)	E
Poor (21-38)	F
Very poor (1-20)	G
Current	Potential
84	62

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.

