



22 Longnor Road  
Heald Green SK8 3BW  
£450,000



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Available with no onward chain involved, this extended detached residence forms part of a well-regarded residential area.

The house has been well-maintained by the same family owners since construction and it represents a superb opportunity to acquire a property which can be further upgraded to your own particular specification.

An entrance porch opens to an entrance hallway. A spacious living room opens on to a dining room. There is a well-proportioned dining kitchen to the rear.

A wide landing gives access to the four double bedrooms. The principal bedroom has a comprehensive range of high quality fitted furniture. A shower room and separate WC complete the accommodation.

The house stands behind a garden area with a driveway providing off-road parking space and leading on to the attached garage. To the rear is a private garden with central lawn, decorative borders and a seating area.

Longnor Road is well-placed for access to amenities, transport networks and schools. This home is likely to attract a great deal of interest and as such, we recommend an early internal inspection.

- Gas Central Heating
- PVCU Double Glazing
- Two Reception Rooms
- Dining Kitchen
- Four Bedrooms
- Shower Room
- Separate WC
- Gardens
- Driveway & Garage
- No Onward Chain

Entrance Porch  
6'7" x 5'4"

Entrance Hallway  
6'10" x 11'0"

Living Room  
13'11" x 11'5"  
Opens to:

Dining Room  
8'4" x 11'5"

Dining Kitchen  
8'4" x 15'11"

First Floor Landing

Bedroom One  
13'6" x 11'5"  
Fitted with bedroom furniture.

Bedroom Two  
8'11" x 11'5"

Bedroom Three  
8'5" x 11'4"

Bedroom Four  
8'5" x 10'2"

Shower Room  
8'5" x 6'10"

Separate WC

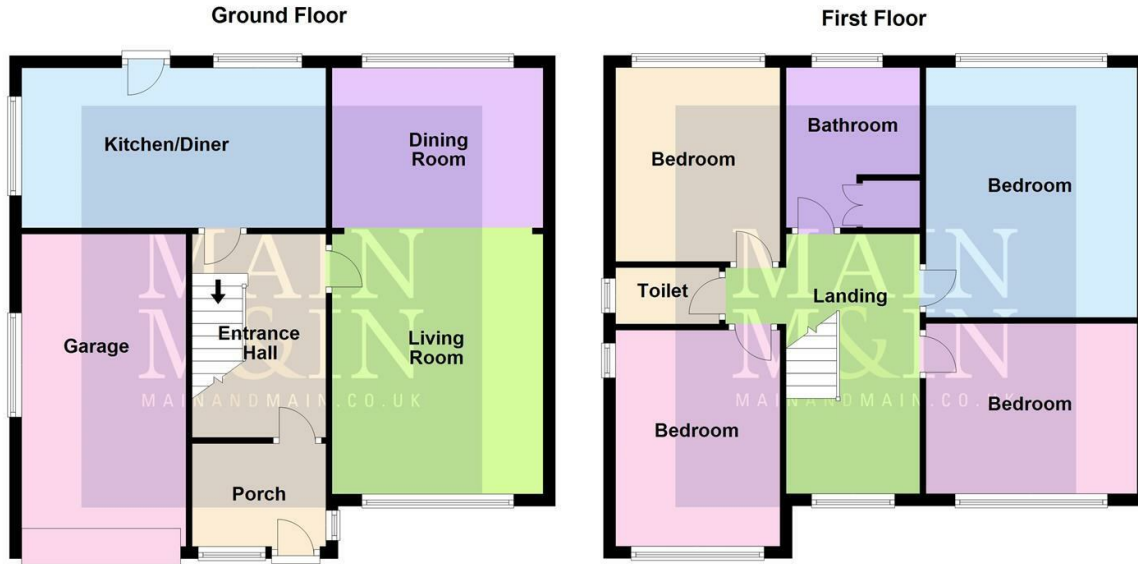
Externally  
Garden to the front with driveway.  
Enclosed garden to the rear.

Garage  
16'6" x 8'7"

Leasehold Information  
935 years remaining of a 999 year lease which commenced on 30th September 1960.  
Fixed ground rent of £12 PA payable.

Tenure: Leasehold  
Council Tax: Stockport E





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

22 Longnor Road, Heald Green

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 (1<sup>st</sup> Floor)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666

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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO2 emissions (92 plus) A	(81-91)
Energy efficient - lower running costs B	(69-80)
Good C	(55-68)
Below average D	(39-54)
Below average E	(21-38)
Not environmentally friendly - higher CO2 emissions F	(1-20)
Not environmentally friendly - higher CO2 emissions G	(1-20)
Current	Target

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Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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

