



98 Queensway
Heald Green SK8 3ET
Offers Over £525,000



MAINANDMAIN.CO.UK



98 Queensway Heald Green SK8 3ET

Offers Over £525,000

AVAILABLE TO VIEW FROM 12TH JULY! CALL TO BOOK YOUR APPOINTMENT! Located on the tree-lined Queensway, close to the amenities of Heald Green Village, this extended detached residence has recently benefited from a comprehensive programme of renovation.

The accommodation comprises: Entrance porch, a spacious lounge with dual aspect, dining area, and a refitted kitchen. The lobby leads to a wet room with walk-in shower and there is a utility room. Another well-proportioned room completes the ground floor. This could be utilised as a guest room or ground floor bedroom for a teenager or relative.

To the first floor is a landing which gives access to the three bedrooms and a refitted family bathroom.

The property stands behind a garden area with a wide driveway which offers off road parking space with charging point for an electric vehicle. To the rear of the house is a well-proportioned garden with a southerly aspect, featuring a large lawn, decorative borders, seating area and a pond.

This is a well-presented, versatile home which will appeal to family purchasers in particular. It is well-placed for access to amenities, transport networks and schools for all age groups.

NO ONWARD CHAIN INVOLVED! An internal inspection is strongly recommended in order to avoid disappointment.

- NO CHAIN
- Four Bedrooms
- Recently Refurbished
- Gas Central Heating
- PVCU Double Glazing
- Modern Fitted Kitchen
- Two Contemporary Bathrooms
- Well-proportioned Gardens
- Driveway
- Convenient Location

Entrance Porch
3'9" x 7'4"

Dining Area
8'2" x 21'2"

Lounge
10'2" x 17'3"

Kitchen
8'0" x 9'11"

Lobby
3'3" x 10'9"

Wetroom
4'4" x 6'3"

Utility Room
4'4" x 4'2"

Bedroom 4 (Ground Floor)
11'2" x 10'8"

First Floor Landing
7'4" x 6'8"

Bedroom 1
13'11" x 10'3"

Bedroom 2
12'1" x 10'3"

Bedroom 3
10'2" x 6'8"

Bathroom
8'1" max x 6'8"

Externally

The property stands behind a wide driveway which provides ample off road parking space, EV car charging point, with garden alongside.

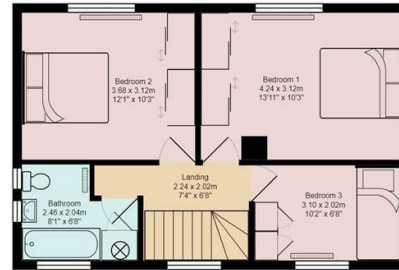
To the rear is an enclosed garden of generous proportions, with seating area and a large lawned expanse. Well-established borders with an assortment of trees/shrubs. Water feature.



Tenure: Freehold
Council Tax: Stockport D



Ground Floor
Area: 61.8 m² ... 665 ft²

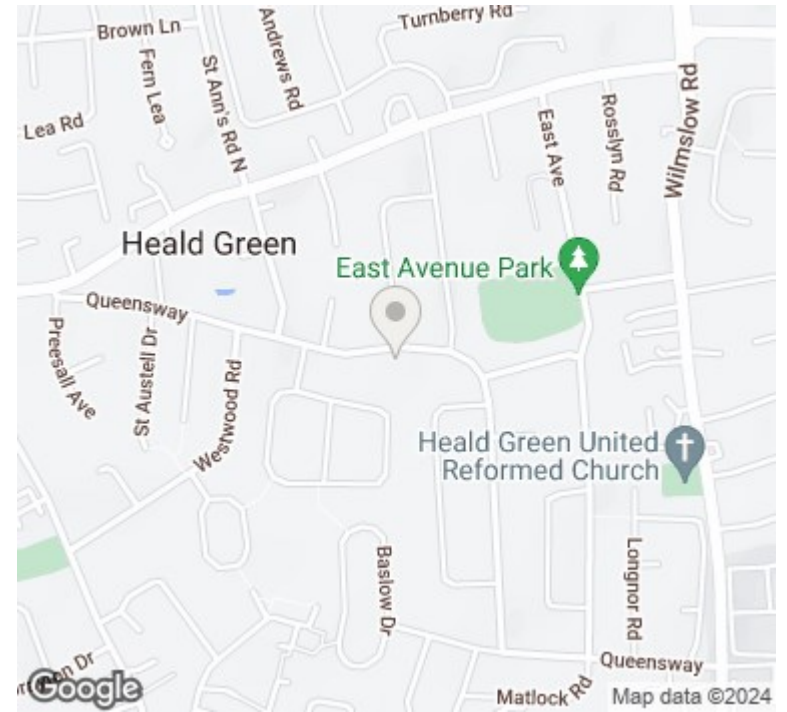


First Floor
Area: 42.3 m² ... 455 ft²

Total Floor Area: 104.1 m² ... 1120 ft²
All measurements are approximate and for display purposes only.
Drawn by: Manchester EPC



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



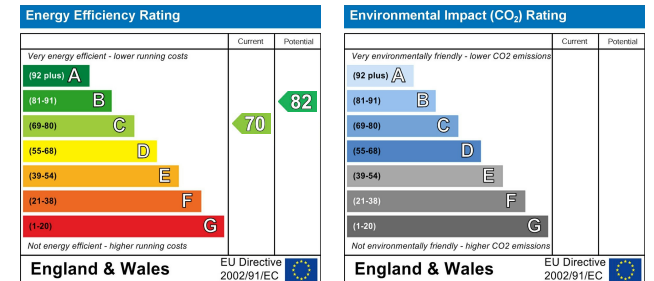
Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to 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.

mainandmain.co.uk



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

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

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



Company Registration No. 5615498