



4 Marquis Drive
Heald Green SK8 3HS
£450,000





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This well-presented detached residence has benefited from extension and the conversion of an attached garage - It now offers excellent spacious accommodation which will suit family purchasers in particular.

The property stands behind a garden area with a wide block-paved driveway providing off road parking space.

An entrance hallway leads to a spacious living room and on to an impressive open-plan refitted kitchen that features quartz worktops. The room opens to a dining room which has doors to a conservatory which has had an insulated roof installed, to enable year-round use. There is also a useful utility room with access to the garden. Also to the ground floor is a WC and a ground floor bedroom/office.

To the first floor a landing gives access to the four further bedrooms. The principal bedroom has fitted cupboards and an en-suite shower room. A family bathroom with shower above the bath completes the property.

To the rear is an enclosed private garden which features a covered paved area, decorative borders and low-maintenance pebble-covered sections. Gated access to the side.

This is a spacious and stylish modern home. An early internal inspection is strongly recommended.

- Gas Central Heating - Modern Combi Boiler
- Double Glazing
- Extended Accommodation
- Stylish Refitted Kitchen
- Utility Room
- Downstairs WC
- Two/Three Reception Rooms
- Four/Five Bedrooms
- Driveway
- Gardens

Entrance Hallway

Living Room
15'0" x 11'7"

Dining Kitchen
21'4" x 14'6" red to 11'0"

Utility Room
8'2" x 5'9"

Conservatory
9'5" x 12'0"

Downstairs WC

Bedroom Five/Study
8'3" x 11'5"

First Floor Landing

Bedroom One
12'8" x 8'9"

En-suite Shower Room
5'3" x 6'0" red to 4'5"

Bedroom Two
11'8" red to 10'5" x 7'8"

Bedroom Three
8'5" x 8'11" red to 7'11"

Bedroom Four
7'9" to fitted robes x 7'9"

Family Bathroom
5'6" x 6'10"

Externally

Garden to front with block-paved driveway.

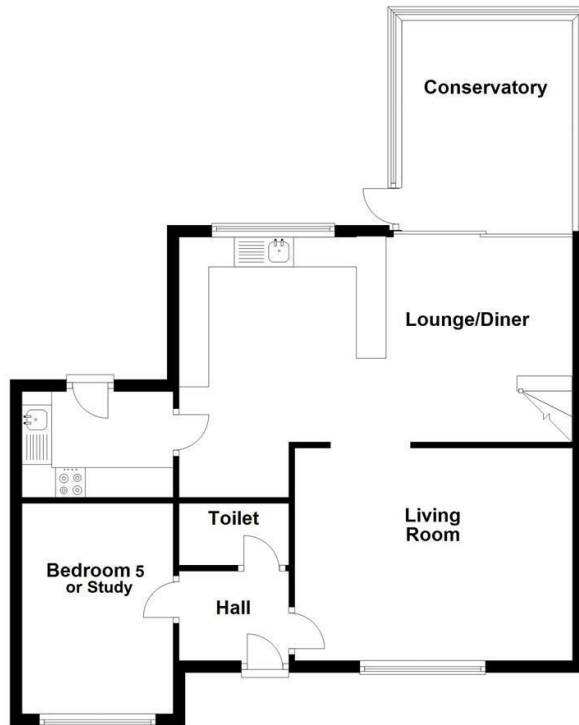
Enclosed garden to the rear with seating areas and decorative borders.



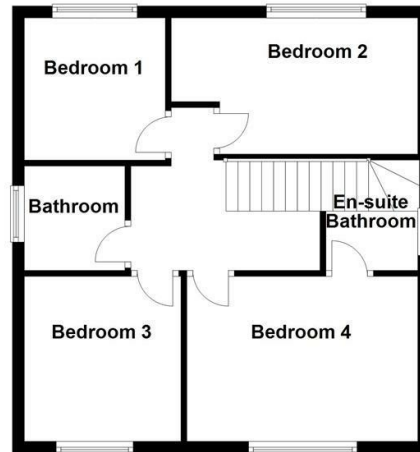
Tenure: Freehold
Council Tax: SMBC E



Ground Floor



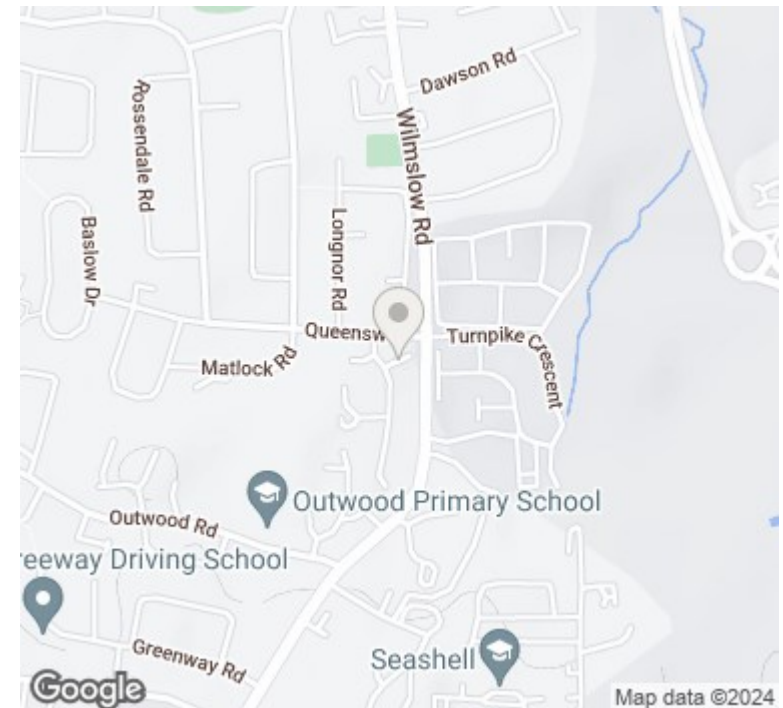
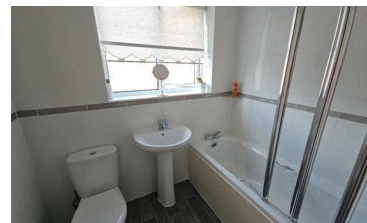
First Floor



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



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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		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			84	(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C		71		(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		England & Wales		EU Directive 2002/91/EC	

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



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