



17 Lea Road
Heald Green SK8 3RD
Offers Over £515,000



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A Traditional Four Bedroom Extended FREEHOLD Semi-Detached offering excellent family accommodation.

Situated on one of Heald Green's most sought-after roads, this lovely family home offers: Entrance Porch, Reception Hallway, Large Through Lounge/Dining Room, Open Plan Fitted Kitchen/Breakfast Area opening into a further sitting room.

To the first floor are four excellent bedrooms and a refitted wet room/WC.

Outside are front gardens with off road parking for two cars. The property overlooks a garden rather than facing another house. There is an enclosed rear garden which affords a good degree of privacy and a south-westerly aspect. Also worth noting is that the roof was renewed approximately twenty years ago.

The property lies within a quarter of a mile from Heald Green Village and transport. Within the SK8 area is excellent schooling for all age groups both private and state. In addition, both the M56/M60 Motorways are within a few miles.

- Four Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Large Lounge/Dining Room
- Open Plan Kitchen
- Further Reception Room
- Modern Wet Room/WC
- Viewing Essential

Entrance Porch

Entrance Hallway
13'3" x 7'11"

Open-plan Living/Dining Room
27'6" into bay x 12'5"

Kitchen/Breakfast Area
14'11" x 16'11"

Sitting Room
15'6" x 7'7"

First Floor Landing

Bedroom One
14'3" into bay x 10'5" to fitted wardrobes

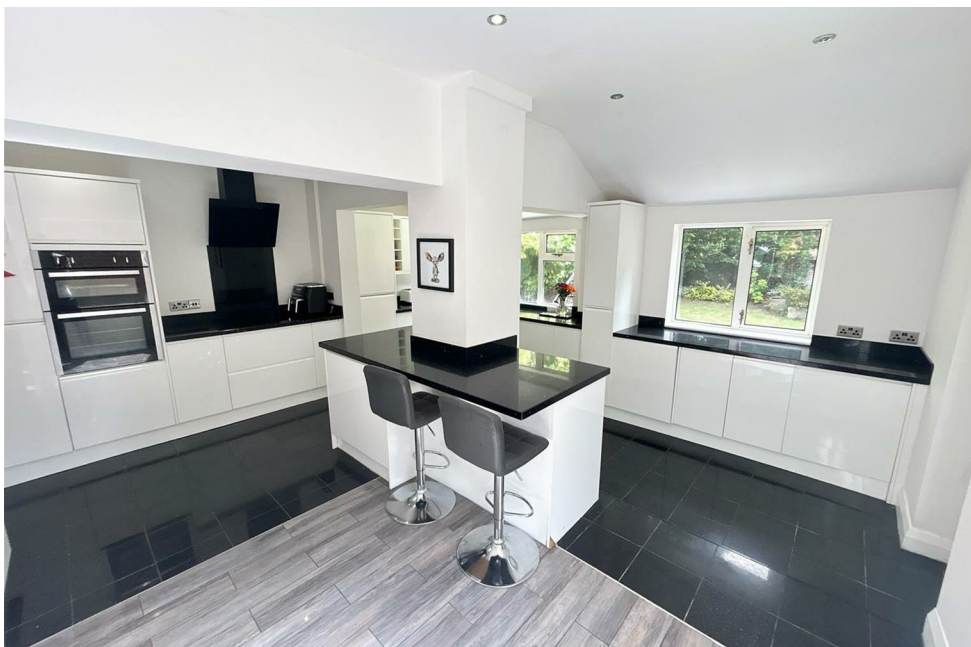
Bedroom Two
11'9" x 8'11" to fitted wardrobes

Bedroom Three
15'8" max x 8'1" max

Bedroom Four
9'0" red to 7'5" x 7'11"

Bathroom
8'0" x 7'9"

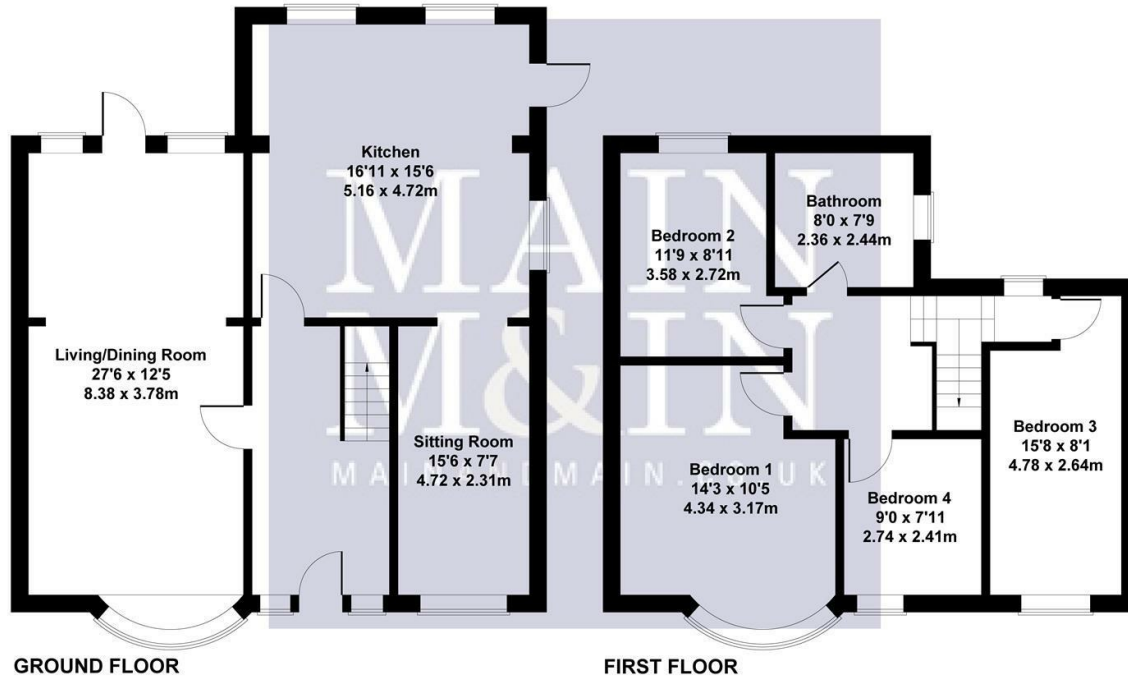
Externally
Wide driveway to the front.
Enclosed garden to the rear.



Tenure: Freehold
Council Tax: SMBC D



Lea Road
Approximate Gross Internal Area
1517 sq ft - 141 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



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 environmentally friendly - lower CO2 emissions (A2 plus)	A
Very environmentally friendly - lower CO2 emissions (A)	B
Environmentally friendly - lower CO2 emissions (B)	C
Environmentally friendly - lower CO2 emissions (C)	D
Environmentally friendly - lower CO2 emissions (D)	E
Environmentally friendly - lower CO2 emissions (E)	F
Environmentally friendly - lower CO2 emissions (F)	G
Not environmentally friendly - higher CO2 emissions (G)	G
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs (A2 plus)	A
Very energy efficient - lower running costs (A)	B
Energy efficient - lower running costs (B)	C
Energy efficient - lower running costs (C)	D
Energy efficient - lower running costs (D)	E
Energy efficient - lower running costs (E)	F
Energy efficient - lower running costs (F)	G
Not energy efficient - higher running costs (G)	G
Current	Potential

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

