



7 Prospect Vale  
Heald Green SK8 3RJ  
Offers Over £425,000





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Located at the end of a cul-de-sac, next door to Prospect Vale Primary School, this semi-detached property has been both significantly extended and recently refurbished. The property stands on a large mature garden plot measuring approximately 0.19 acres, with lawn, seating areas and well-established borders.

The accommodation is of surprisingly generous proportions, offering flexible living space which will appeal to the needs of family purchasers in particular.

An entrance porch leads into an entrance hallway, leading to an impressive open-plan living room with bays to both the front and rear. There is a stylish re-fitted modern kitchen with central island, luxury tiling and quartz worktop surfaces. The room opens to a large dining room which has a dual aspect and a rear porch gives access to the garden.

There are two double bedrooms to the ground floor, the second with an en-suite shower room/WC. A recent extension has enabled the creation of a large family shower room/WC. A staircase leads up to the converted dormer loft room which is currently utilised as a bedroom. Plans have been submitted and passed under permitted development for a further extension to the dormer loft.

The property stands behind a driveway which provides off road parking space, leading in turn to a large attached garage. Another notable feature of the property is that the elevated position has allowed the creation of a number of subfloor storage rooms (with limited headroom) which are accessed from outside, to the rear.

The property enjoys excellent transport links and access to amenities. An internal viewing is strongly recommended in order to fully appreciate this stylish, spacious residence.

Tenure: Freehold  
Council Tax: Stockport D

- Gas Central Heating
- PVCU Double Glazing
- Extended Accommodation
- Two Large Reception Rooms
- Stylish Refitted Kitchen
- Two Modern Bathrooms
- Driveway & Garage
- 0.19 Acre Garden Plot
- Cellar Storage
- Cul-de-sac Location

Entrance Porch

Entrance Hallway

Living Room  
26'3" into bay x 11'7"

Kitchen  
16'1" x 10'6" opens to:

Dining Room  
13'8" x 13'9"

Bathroom  
8'11" x 5'8"

Bedroom One  
16'2" into bay x 11'4"

Bedroom Two  
9'10" max x 11'5" red to 8'1"

En-suite Shower Room/WC  
6'5" x 2'10"

First Floor Landing

Loft Room (Used as Bedroom Three)  
16'9" max x 13'9" red to 11'2"

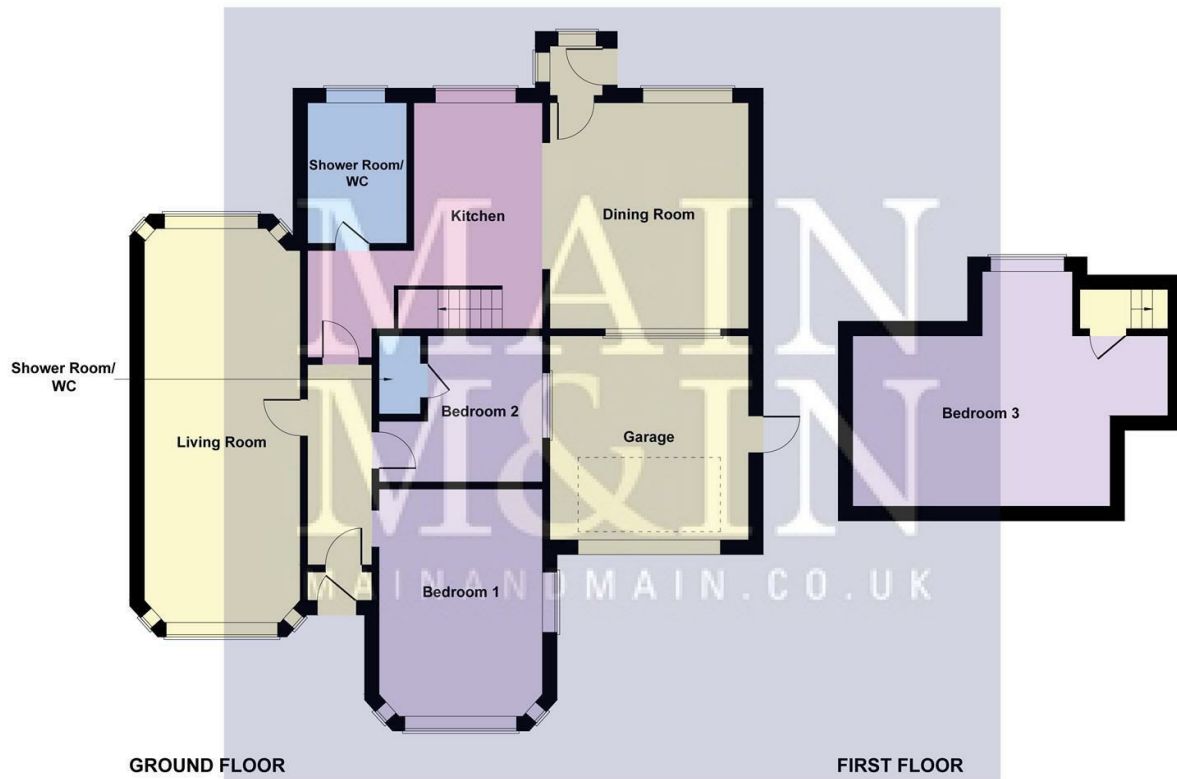
Attached Garage  
15'0" x 14'7"

Externally  
Driveway providing off road parking space.  
Large rear garden with seating areas, lawn and established borders.





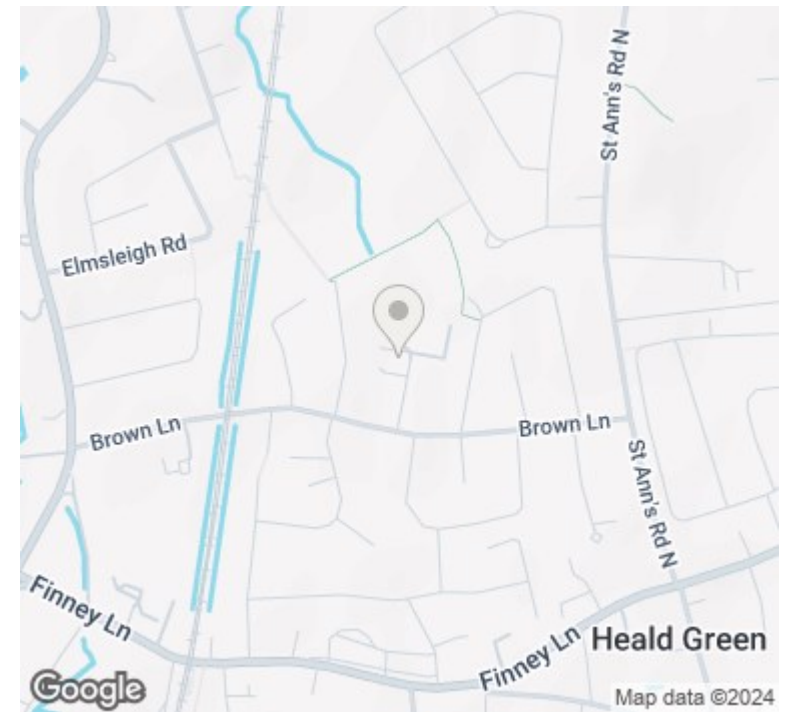
### Prospect Vale



Not to Scale. Produced by The Plan Portal 2023  
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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.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		79	
		55	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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