



5 Drayton Drive
Heald Green SK8 3LE
Asking Price £490,000





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An Extended Ben Turner Family Detached having Three Double Bedrooms. FREEHOLD.

Situated off Outwood Road, this sizeable property has been extended to the side and rear. The rear having a two storey extension to part to provide an excellent third double bedroom (13' x 8'6"). On the ground floor is an extended lounge and kitchen/breakfast area, utility room and study. In addition is an entrance hall, downstairs WC and dining room.

The property lies in an excellent location being convenient for transport, schooling, Heald Green village and station. Within only a few minutes drive are both the M56/M60 motorways, Manchester Airport and the large stores on the A34 bypass (John Lewis, Sainsburys, Marks and Spencer's, Tesco etc)

The property stands on a generous plot and has a private rear garden. It is an excellent home ideal for the growing family.

- Gas Central Heating
- PVCU Double Glazing
- Three Double Bedrooms
- Three Reception Rooms
- Extended Fitted Kitchen/Breakfast Area
- Freehold
- Private Rear Garden
- Great location

Tenure: Freehold
Council Tax: SMBC E



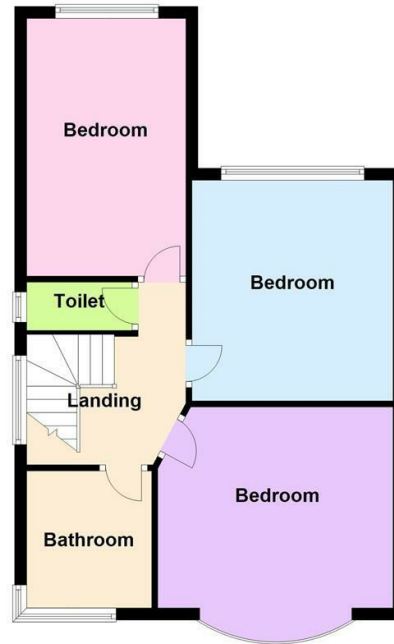
- Entrance Porch
- Entrance Hall
12' x 7'
- Downstairs WC
Low Level WC and washbasin
- Extended Lounge with Inglenook
22' x 13'5" to 10'11"
- Double Glazed Patio Doors
Marble Effect Fireplace
- Study
8' x 7'5"
- Large Fitted Kitchen/Breakfast Area
16'10" x 16'9"
- Fitted cupboards, centre Island, Integrated Appliances to include Microwave oven, Induction Hob
Extractor Hood, Dishwasher, American Style Fridge. PVCU Double Glazed French Doors, Inset Light.
- Utility Room
6'10" x 4'3"
- Landing
- Bedroom One
13'10" x 12'11" to back of wardrobes
Fitted Wardrobes
- Bedroom Two
12' x 11'4"
Fitted Wardrobes
- Bedroom Three
13'11" x 8'6"
Fitted Wardrobes
- Bathroom
7'4" x 6'9"
- White Suite, Wall tiling, Shower cubicle
Wash basin with cupboard, Inset light.
- Separate WC
Low Level WC, Wash Basin, Tiled Floor
- Loft
With flooring and folding ladder
- Outside
Brick Shed (Former Garage)
Garden Shed
Gardens to the rear with patio, lawn, fencing, trees, shrubs.
To the Front, block paved to provide parking for two cars.



Ground Floor



First Floor



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

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

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EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO2 emissions	(1-20) G
Current	79
Potential	

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Not energy efficient - higher running costs	(1-20) G
Current	70
Potential	79

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.

