



FOR SALE  
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97 Finney Lane  
Heald Green SK8 3PT  
Asking Price £530,000





# 97 Finney Lane Heald Green SK8 3PT

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A Stunning Four Bedroom, Two Bathroom (One En-suite) Freehold, Semi Detached.

Built in the 1920s, this lovely home has been extended to the rear and had the loft converted to a fourth bedroom with En-Suite. Over the past twelve months, the house has been updated with no expense spared. Unfortunately, it now comes to the market as it is too large for our client's needs. A new buyer will now be able to take advantage of all the works undertaken. YOU WILL NOT BE DISAPPOINTED.

The property lies close to Heald Green Village/Station and public transport. Good schooling is within the SK8 catchment area.

This is a REAL GEM not to be missed!

- Four Bedrooms
- Two Bathrooms (One En-Suite)
- Gas Central Heating
- PVCU Double Glazing
- Good Size Rear Garden
- Freehold
- Viewing Essential



Entrance Hall  
42'7"3'3" x 29'6"

Living Room  
13'3 x 12'1  
Gas fire with surround

Downstairs W/C

Kitchen/Diner/Living area  
23'51 x 25'6 max  
Parquet flooring, Fireplace with Log Burner, Opening to Kitchen area ( 22'01(max) x 13'52 ) comprising of Fitted base and wall units, fitted dishwasher, induction hob, extractor hood, Oven and Grill, Bifold doors opening to the garden.

Dining Kitchen  
22'01 x 13'52 max

Utility Room  
9'2 x 5'  
Fitted Fridge Freezer, Plumbing for washing machine

1st Floor Landing

Bedroom One  
14'7 x 12'5  
Fitted Wardrobe

Family Bathroom  
9'0 x 8'8  
Wash Basin, Claw foot bath, W/C, Shower unit, built in cupboard, Wall mounted combi boiler.

Bedroom Two  
12'04 x 10'9  
Fitted Wardrobe

Bedroom Four  
9'1 x 9'1

2nd Floor Landing  
Eaves storage

Bedroom Three  
16'9 max x 8'8  
Velux Window

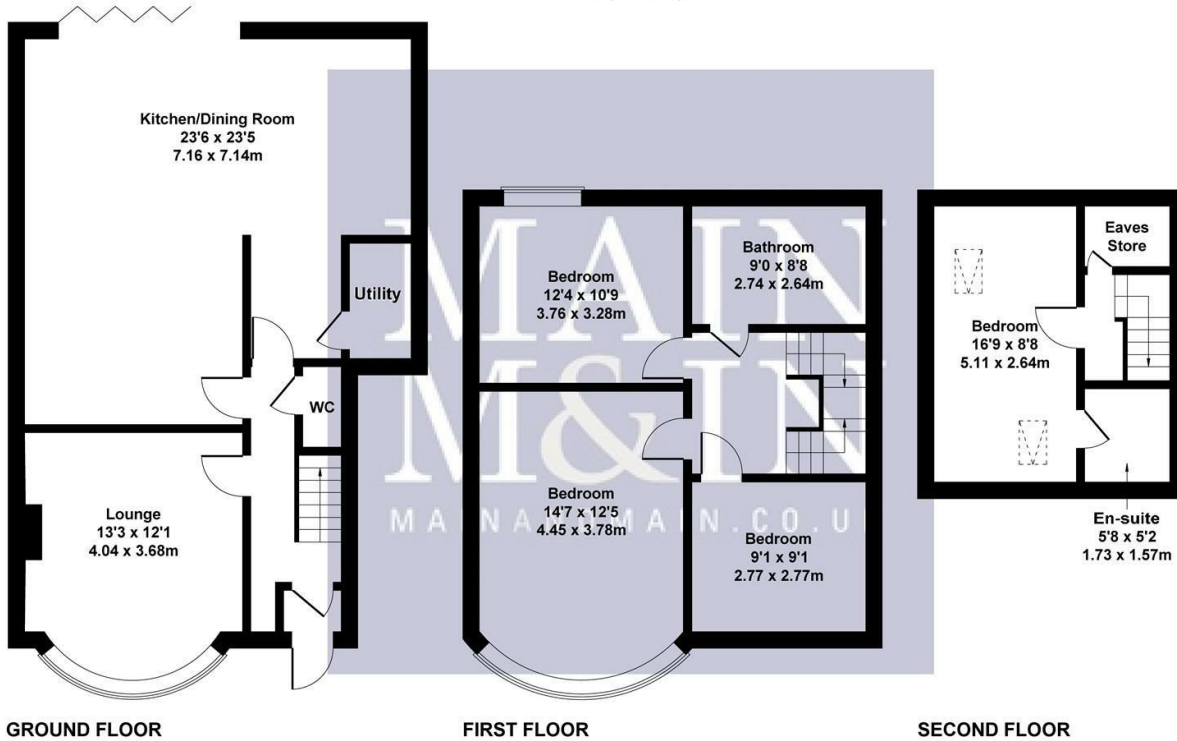
En-suite  
5'2 x 5'8 max  
Three piece suite comprising of Pedestal washbasin, heated towel rail, Low level WC, Shower unit

External

Tenure: Freehold  
Council Tax: SMBC E



**97 Finney Lane**  
 Approximate Gross Internal Area  
 1700 sq ft - 158 sq m



Not to Scale. Produced by The Plan Portal 2024  
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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 (1<sup>st</sup> 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	(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	Potential

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) 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

