



54 Davies Avenue
Heald Green SK8 3PG
Offers Over £450,000

MAIN
M&IN

SALES · LETTINGS · AUCTIONS

MAINANDMAIN.CO.UK



54 Davies Avenue Heald Green SK8 3PG

Offers Over £450,000

A Superb FREEHOLD, Five Bedroom, Extended Semi Detached Backing onto open fields.

This lovely home has been totally refurbished and extended over the past few years. The works even include a re-roof. The property offers: Storm Porch, Hallway, Downstairs WC, Lounge, Dining Room, Extended Fitted kitchen/Breakfast Area to feature a Hot Tap installed in 2023, Utility Room. On the first floor are five Bedrooms and Luxury Bathroom/WC. Outside: the gardens have been designed for the minimum of upkeep with the front given over to car parking. The rear which is totally enclosed has been flagged and has a large detached single storey building which can be used for a variety of purposes i.e. office, playroom, TV Room etc.

The property lies in a convenient location for the Heald Green Village/Station. Local schooling is close by.

Viewing is highly recommended.

- Five Bedrooms
- Two Reception Rooms
- Extended Fitted Kitchen/Breakfast Area
- Gas Central Heating
- PVCU Double Glazing
- Re-Roofed
- Open to Rear - Farmland
- South Facing Garden
- Freehold

Tenure: Freehold
Council Tax: SMBC C

Entrance Hall
10'1 x 6'

Living Room
12' x 11'9 (14'4 into bay)
Bay Window, Gas fire plus surround

Sitting Room
10'5 x 9'9

Kitchen
14'4 x 10'3
Modern style kitchen, wall units, base units, central island/
Breakfast bar, Fitted appliances comprising of Fitted Fridge
Freezer, Dishwasher, Grill, oven, induction hob, extractor hood,
Bifold doors to the rear.

Utility
6'2 x 6'
Plumbing for Washing machine, Fitted base units, wall units

Landing
Loft Access

Bedroom
12'4 x 10'5
Built in cupboard

Bedroom One
11'81 (14'1 into bay) x 10'9
Fitted Wardrobes, Fitted Dresser

Bedroom
8'8 x 7'1
Built in Cupboard

Family Bathroom

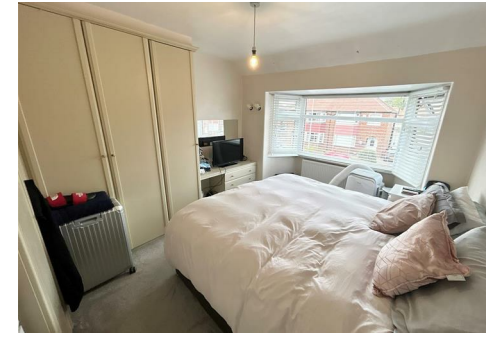
Bedroom
11'7 x 6'1

Seperate W/C
5'33 x 5'2

Bedroom
6'04 x 7'33

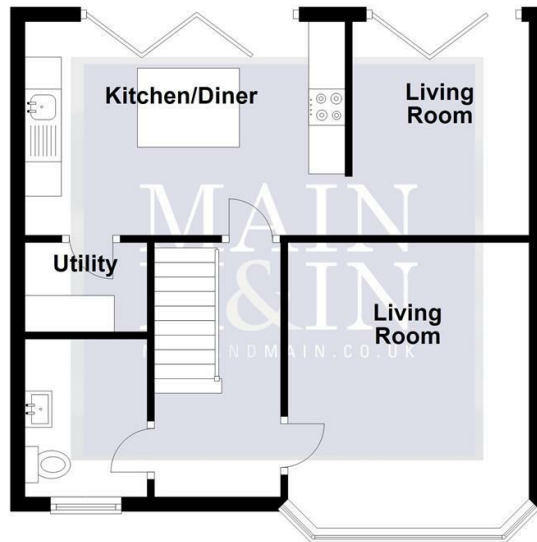
Outside
Front Garden there is parking for two cars , Enclosed Rear south
facing Garden with Patio, Outfitted garden room currently set up
as a bar,





Ground Floor

Approx. 45.9 sq. metres (493.8 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.2 sq. feet)

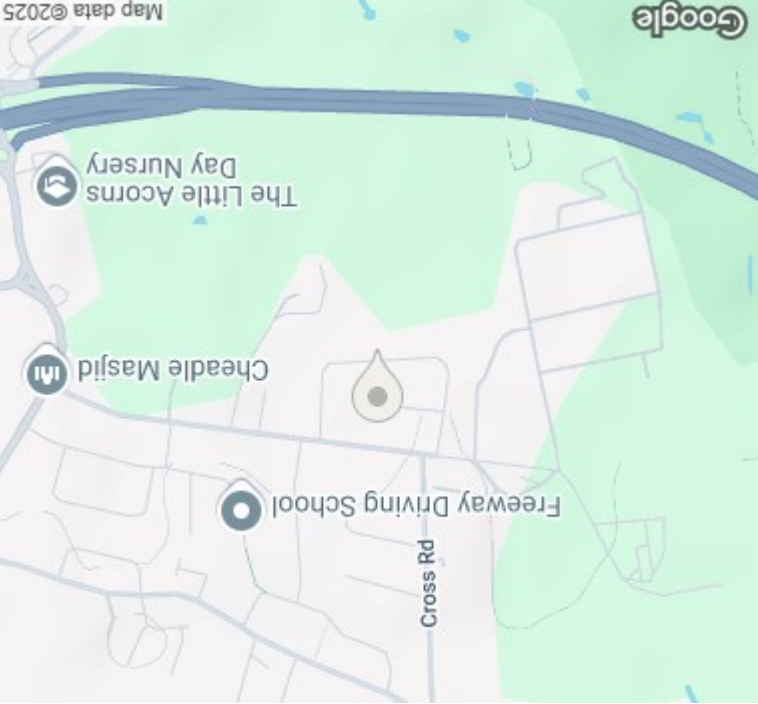


Total area: approx. 90.0 sq. metres (969.0 sq. feet)

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

54 Davies Avenue

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.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating	
EU Directive 2002/91/EC	England & Wales
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(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 CO2 emissions
Current	Potential
82	64

mainandmain.co.uk

Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

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

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



Company Registration No. 5615498