



39 Crantock Drive
Heald Green SK8 3EX
£325,000



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£325,000

A 'Freehold' 3 Bedroom extended semi detached requiring a degree of updating. 'NO ONWARD CHAIN'

'Sensibly Priced To Sell' This property offers: Entrance Porch, Hallway, Through Lounge opening into Dining room, Fitted kitchen.

To the first floor is a landing, Three bedrooms and a Bathroom/WC/shower.

There are gardens to the front and rear. An attached brick garage provides additional storage space.

The property lies off Queensway near to the village/ Train station and public transport on Finney Lane. Within the area are popular schools catering for all age groups.

Off the A34 Bypass are the large superstores to include John Lewis, Sainsburys, M&S and Tesco.

Once the property is bought up to date it will provide a lovely home in which to reside within a much sought-after area. An internal viewing is essential in order to appreciate the potential on offer here.

- Gas Central Heating
- PVCU Double Glazing
- Two Reception Rooms
- Three Bedrooms
- Good Sized Gardens
- Freehold
- NO ONWARD CHAIN

Tenure: Freehold
Council Tax: SMBC D

Storm Porch (Brick Built)

Entrance Hall
13'6 x 6'4

Through Lounge
23'10 x 11'5 to 9'4
Feature fireplace, Arched opening to

Dining Room
14'7" x 8'5"
Double glazing Patio Window, Built-in Bar area.

Kitchen
11'3 x 7'11
Part tiled walls in Limestone, Fitted cupboards, Integrated Fridge/Freezer, Extractor Hood, Cooker, Door to Garage

Landing
Access to loft which has a boarded floor for storage.

Bedroom One
12'5 x 10'9
Fitted Wardrobes

Bedroom Two
11'4 x 10'5
Fitted Wardrobe and Dressing Table

Bedroom Three
9'3 x 7'3

Bath/ WC / Shower
8'3 x 7'3
Tilled walls, Corner Panelled Bath, Wash basin with cupboard, Low level WC, Tiled Shower Cubicle

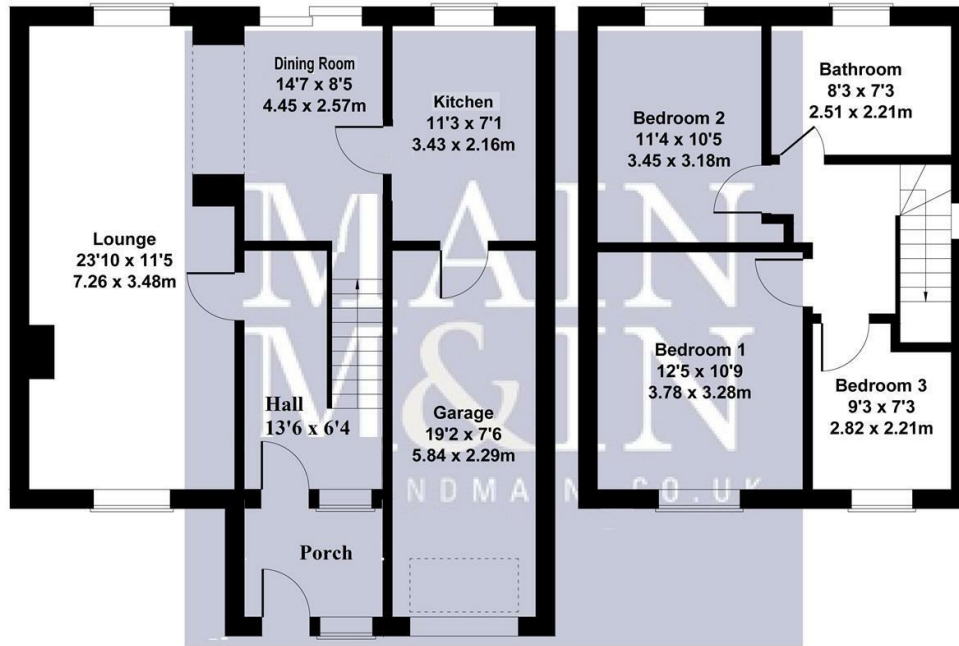
Outside
Attached Garage 19'2 x 7'6 with wall mounted gas combi boiler, fitted cupboards. Gardens front and rear with parking, lawns, flower beds, Patio, Fencing etc.





Crantock

Approximate Gross Internal Area
1193 sq ft - 111 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 energy efficient - lower CO2 emissions (92 plus) A	(92 plus)
Very energy efficient - lower CO2 emissions (81-91) B	(81-91)
Energy efficient - lower CO2 emissions (69-80) C	(69-80)
Standard (55-68) D	(55-68)
Below standard (39-54) E	(39-54)
Poor (21-38) F	(21-38)
Very poor (1-20) G	(1-20)
Not environmentally friendly - higher CO2 emissions	

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Standard (55-68) D	(55-68)
Below standard (39-54) E	(39-54)
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Very poor (1-20) G	(1-20)
Not energy efficient - higher running costs	
Current	84
Potential	63

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.

