



52 Oakdale Drive
Heald Green SK8 3SL
Asking Price £300,000





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A FREEHOLD, Two Bedroom Semi Detached Bungalow - NO ONWARD CHAIN.

Situated on a much sought after road, lying off St Ann's Road North, this property comes to the market for the first time in over 30 years. Oakdale Drive offers a variety of mixed properties varying in design, size and have always proved very desirable. It offers: Entrance Porch, Entrance Hall, Lounge, Kitchen, Two Bedrooms, Bathroom/WC. Outside is a detached garage and gardens to the front and rear.

The property lies within a mile of the village/station. Only a short drive away are the large stores on the A34 Bypass to include John Lewis, Sainsbury's, Tesco and Marks and Spencer's. In addition, both the M56/M60 Motorways are within a few miles.

Once brought up to modern day standards, it will provide a lovely bungalow on a sought-after road.

- Gas Central Heating
- PVCU Double Glazing
- Two Bedrooms
- NO ONWARD CHAIN
- FREEHOLD
- Cavity Wall insulation
- Inspection Recommended

Storm Porch
3'2 x 7'4
Wall Light

Tenure: Freehold
Council Tax: SMBC C

Internal Porch
3'32 x 6'1
Radiator

Lounge
15'9 x 12'3
Electric Fire, Radiator

Kitchen
10'81 x 6'08
Tiled Splashback, Wall mounted combi boiler, Electric Hob, under oven, Plumbing for washing machine.

Bedroom One
16'89 x 9'20
Built in cupboard, Loft Access

Shower Room/ WC
5'92 x 5'89
Three piece suite comprising: Corner Shower unit, Pedestal wash basin, WC

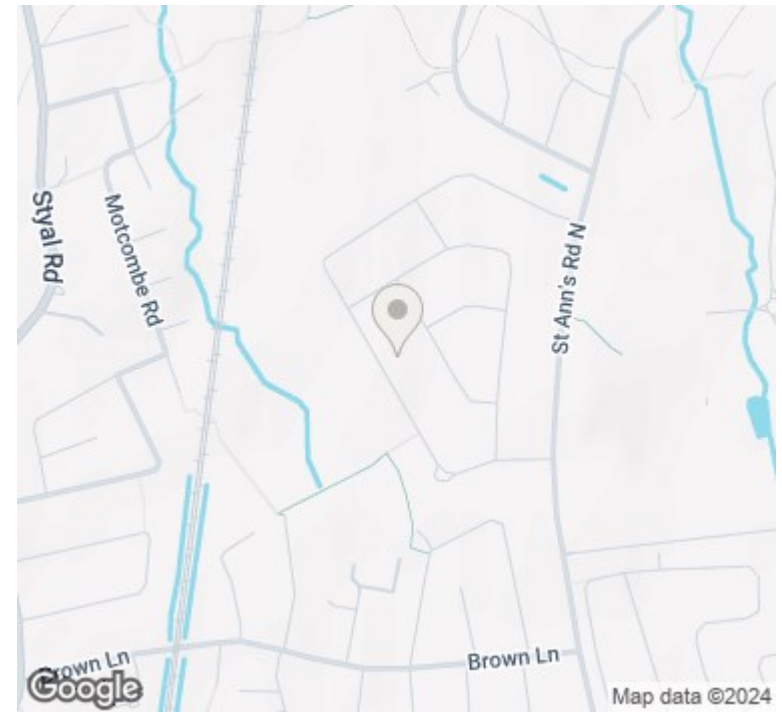
Bedroom Two
11'90 x 9'52

External
Garden to the front with gated driveway.
Enclosed garden to the rear side gate to rear, detached garage, fencing.





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.

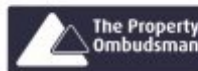
mainandmain.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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