



24 Marquis Drive
Heald Green SK8 3HS
£450,000





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Offering spacious family accommodation, this attractive detached residence has been significantly extended and it comprises: Entrance hallway, four versatile reception rooms, a well-proportioned kitchen, downstairs WC and a conservatory which spans the rear of the property.

To the first floor are four bedrooms, the principal bedroom with an en-suite shower room/WC. A family bathroom completes the accommodation.

The property stands behind a garden area with a long gated driveway providing off road parking space, which leads in turn to a double garage. To the rear is an attractive enclosed garden which is laid to lawn, with seating area and decorative borders.

Marquis Drive forms part of a sought-after residential area: Heald Green enjoys excellent transport links with good local shops and entertainment/leisure facilities. There are popular schools in the locality which cater for all age groups.

- Four Bedrooms
- Four Reception Rooms
- Large Conservatory
- Two Bathrooms
- Downstairs WC
- Fitted Kitchen
- Gardens
- Gated Driveway
- Double Garage
- Viewing Essential

Tenure: Freehold
Council Tax: Stockport E

Hallway
Downstairs WC
4'2" x 4'

Lounge
15'8" x 12'
doors to:

Dining Room
12' x 8'4"

Sliding Doors to:

Sitting Room
11'1" x 7'

Sliding doors to:

Conservatory
19'8" x 8'2"

Study
9' x 8'9"

Kitchen
14'7" x 10'7"

Landing
Storage cupboard

Bedroom One
11'8" x 10'2" to robes

En-Suite Bathroom
7'4" x 5'8" red to 3'11"

Bedroom Two
11'8" to robes x 7'10"

Bedroom Three
7'11" x 7'6"

Bedroom Four
7'8" x 6'11"

Bathroom/WC
7'5" x 7'3"

Externally
Driveway with gates leading alongside the house.
Double Garage
Lawned gardens to the rear.





Marquis Drive

Approximate Gross Internal Area
1462 sq ft - 136 sq m



Not to Scale. Produced by The Plan Portal 2024
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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

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 Tenure - To be confirmed with a solicitor at point of sale.
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