



13 Arden Close  
Heald Green SK8 3NF  
Offers Over £225,000





# 13 Arden Close

## Heald Green SK8 3NF

Offers Over £225,000

Offered for sale with no onward chain involved, this Three bedroom mid-terrace house requires updating and improvement.

Situated off Avon Road, this property offers: Entrance Hall, Lounge, Kitchen/Diner, Store room, Downstair WC, Landing, Three Bedrooms, Bathroom, Separate WC and enclosed garden to the rear.

The property lies close to local transport, schooling and shops with Heald Green Village and Station approximately three quarters of a mile away.

The property will no doubt appeal to a first time purchaser or landlord seeking to increase their portfolio.

- No Onward Chain
- In Need Of Modernisation
- Three Bedrooms
- Gas Central Heating
- Downstairs WC
- Leasehold

Tenure: Freehold  
Council Tax: SMBC

Entrance Hall  
10'11" x 5'10"

Downstairs W/C  
6'3" x 2'8"  
Corner sink unit, WC

Living Room  
18'2" x 10'11"  
Gas fire with surround Patio doors to the rear

Kitchen / Diner  
18'4" x 8'3"  
Dining Kitchen, Tiled splashback, fitted oven, gas ring hob, extractor fan, under stair storage recess.

Landing  
Loft Access

Bedroom One  
12'6" x 11'5"

Bedroom Two  
11'0" x 9'11"  
Built in cupboard

Bedroom Three  
8'1" x 8'0"

Bathroom  
5'5" x 4'6"  
Bath with over shower, pedestal wash basin, Part tiled walls

Separate WC

External  
To the rear there is a grassed private garden with flower beds and flagged pathway to rear gate

Lease Details  
Leasehold residue of 999 years with 945 years remaining

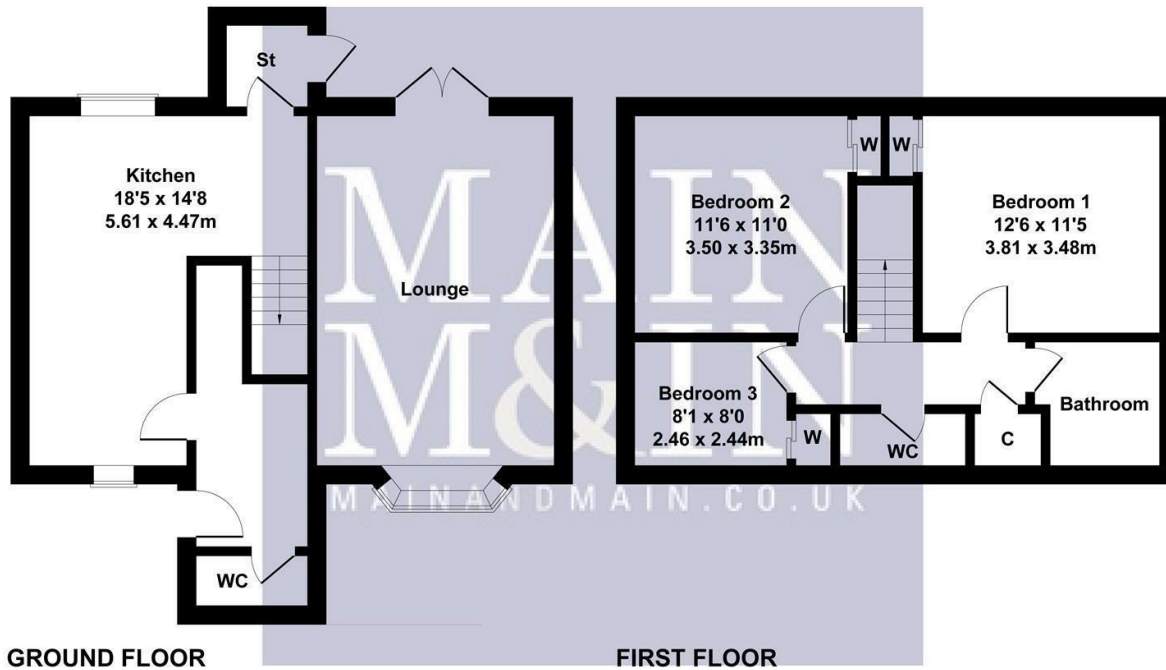
Ground Rent : TBC





## Arden Close

Approximate Gross Internal Area  
1087 sq ft - 101 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



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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Company Registration No. 5615498