



36 Dawson Road
Heald Green SK8 3AE
£375,000





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This extended semi-detached house represents an excellent opportunity to acquire a home which requires updating. It stands towards the end of a sought-after residential area, with access to open playing fields at the end of the road.

The property offers spacious accommodation with a hallway leading to two large reception rooms, a kitchen and a downstairs WC. To the first floor a split landing leads to the bedrooms: There are five in total, with a family bathroom and a separate WC completing the accommodation.

The house stands behind a garden area with a driveway leading to an attached garage. To the rear is a garden with seating area, lawns and mature borders. An assortment of trees and shrubs afford a good degree of privacy.

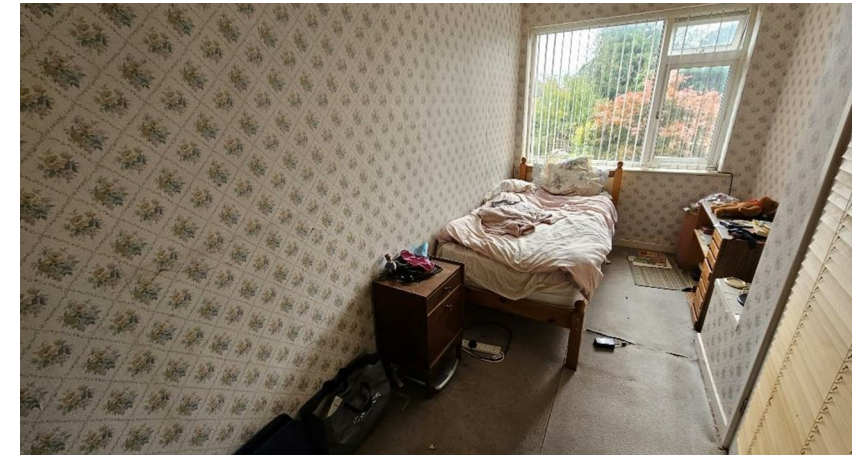
An early internal inspection is recommended in order to fully appreciate the significant potential on offer here.

- Four/Five Bedrooms
- Two Reception Rooms
- Downstairs WC
- Requires Updating
- Extended Accommodation
- Driveway
- Garage
- Sought-After Location
- Superb Potential
- Viewing Advised

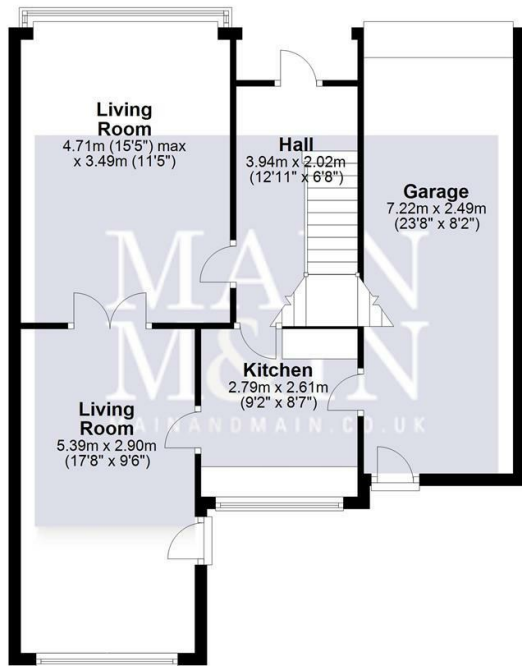
- Entrance Hallway
- Downstairs WC
- Living Room
17'6" into bay x 11'3"
- Dining Room
17'5" x 9'4"
- Kitchen
8'5" x 8'4"
- First Floor Landing
- Bedroom One
14'11" into bay x 10'5"
- Bedroom Two
11'11" x 10'5"
- Bedroom Three
7'11" x 7'5"
- Bathroom
5'6" max x 7'5" max
- Separate WC
2'9" x 4'5"
- Bedroom Four
14'8" x 6'9" max
Leads to:
- Bedroom Five
7'7" x 6'10"
- Attached Garage
23'2" x 7'9"
- Externally
Garden and driveway to the front.
Large garden to the rear.



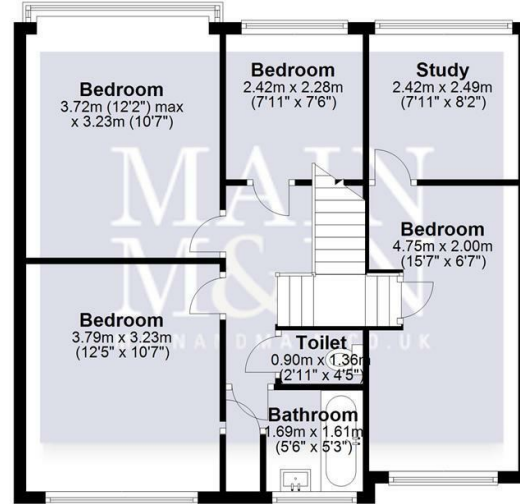
Tenure: Leasehold
Council Tax: Stockport D



Ground Floor
Approx. 69.3 sq. metres (746.1 sq. feet)



First Floor
Approx. 61.9 sq. metres (666.0 sq. feet)

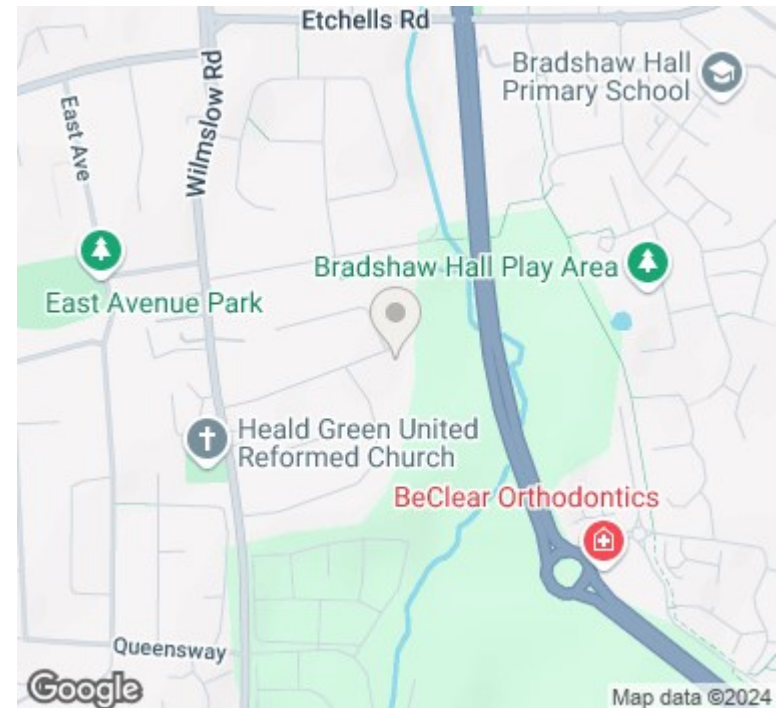


Total area: approx. 131.2 sq. metres (1412.1 sq. feet)

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

36 Dawson Road, Heald Green

To view this property call Main & Main on 0161 437 1338



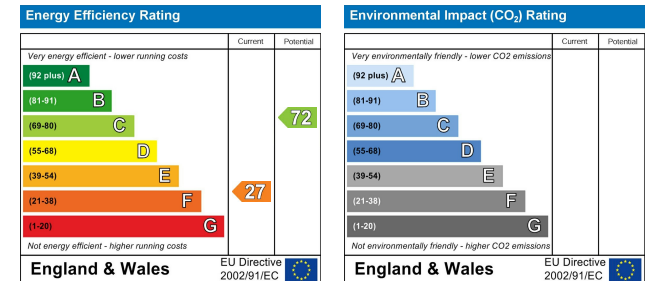
Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to 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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