



18 Carnoustie Drive
Heald Green SK8 3EW
Asking Price £495,000





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A four bedroom 'freehold' family detached home, Complete with a side extension and conservatory.

This particular property lies off Gleneagles road towards the end of the cul-de-sac with a wooded aspect to the front.

It is within half a mile of the village and station. within the SK8 postcode are excellent schools for all age groups both state and private.

This property offers: Entrance Porch, Downstairs WC, lounge opening into dining room, conservatory, kitchen which has been extended to provide additional flexible space, On the first floor are Four bedrooms, shower room/WC. Outside is an attached brick garage and gardens to both there front and rear.

This property requires some cosmetic improvements but once undertaken will provide a lovely home in a great location.

- Four Bedrooms
- Gas central Heating
- PVCU double glazing
- Conservatory
- Ground floor extension
- Wooded aspect to front
- Freehold

Entrance Hall
6'50 x 2'92

Downstairs WC
6'27 x 2'57

Kitchen
16'52 x 13'77
Double Oven, Gas Hob, Breakfast Bar, patio door to the rear

Lounge
19'52 x 11'52
Gas fire + Surround, opening to:

Dining Room
11'92 x 9'94
Service hatch

Conservatory
11'07 x 10'8
Patio doors to the rear

Landing
Loft Access, Airing Cupboard

Bedroom One
12'68 x 10'22
Fitted Units

Bedroom Two
10'95 x 10'22
Fitted units

Bedroom Three
10'85 x 7'24

Bedroom Four
9'36 x 7'18
Built in cupboard

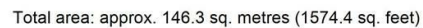
Shower room/ WC
8'44 x 7'59
Three piece suite comprising: Walk in shower, WC, Wash basin, Heated towel rail.

Attached Brick Garage
18'68 x 8'72

External
Driveway to the front, Enclosed private garden to the rear with grassed area and patio paving

Tenure: Freehold
Council Tax: Stockport M B C F



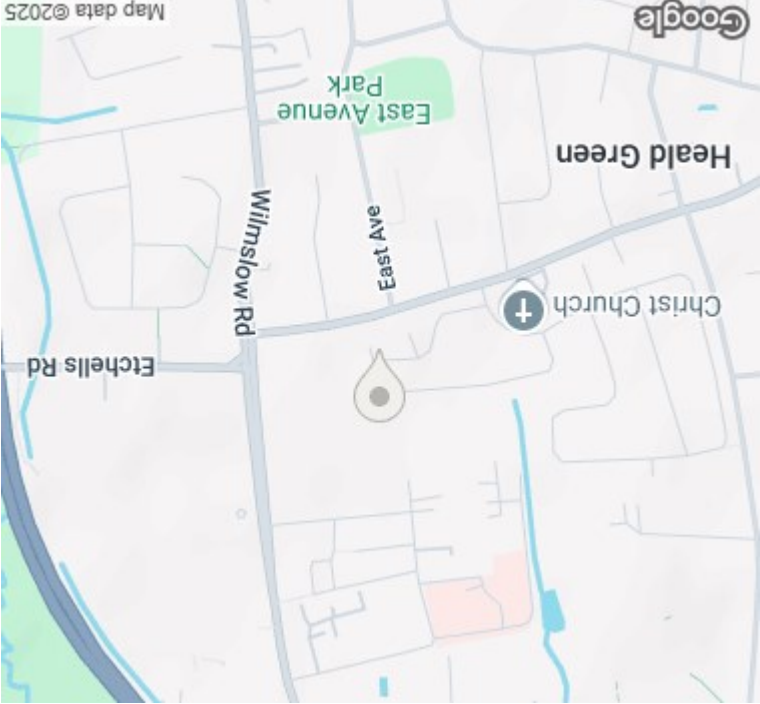


For illustration purposes only, not to scale.
Plan produced using PlanUp.

18 Carnoustie Drive, Heald Green



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



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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.

Energy Efficiency Rating		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A	85	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO2 emissions	Current	Potential
(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 CO2 emissions		

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