



4 Mona Avenue
Heald Green SK8 3AW
Offers Over £475,000

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4 Mona Avenue Heald Green SK8 3AW

Offers Over £475,000

This significantly-extended property provides circa 1,800sq feet of accommodation which will suit family purchasers in particular.

The property is presented to an excellent standard throughout. An entrance porch leads to an attractive lounge with bay window and a recently-installed gas feature fire. A stylish modern fitted kitchen/dining area opens to a sun room which overlooks the garden. There is a contemporary shower room/WC with large walk-in enclosure. Also to the ground floor is a bedroom to the front, with bay window. A study leads on to a further bedroom and stairs rise to an impressive dormer bedroom with study area.

The fourth bedroom is accessed via stairs which rise from the kitchen: This is another good double dormer bedroom, with storage into the eaves. There is a large integral garage with electric door lift. This could suit conversion into additional accommodation if desired, subject to meeting the necessary regulations.

Attractive landscaped gardens front the property, with a wide paved driveway providing off road parking space. The rear garden is enclosed, with paved seating area, established borders and artificial lawn.

The property is well-placed for access to local facilities with excellent transport links and schools for all age groups. This is a spacious family home which simply must be seen in order to be appreciated.

- Gas Central Heating
- PVCU Double Glazing
- Four Bedrooms
- Three Reception Rooms
- Stylish Fitted Dining Kitchen
- Contemporary Shower Room
- Versatile Accommodation
- Attractive Landscaped Gardens
- Driveway & Garage
- Popular Location

Entrance Porch
5'0" x 4'3"

Lounge
13'7" into bay x 16'11"
Open to:

Inner Hallway
2'7" x 8'10"

Dining Kitchen
11'9" x 24'6"
Open to:

Sun Room
9'4" x 9'7"

Bedroom
13'1" into bay x 11'4"

Study
10'3" x 9'7"

Bedroom
10'2" x 7'0"

Bathroom
7'0" x 8'9"

Bedroom
10'6" plus eaves x 29'3"
Some restricted head height.

Bedroom
14'3" plus eaves x 14'3" red to 10'6"
Some restricted head height.

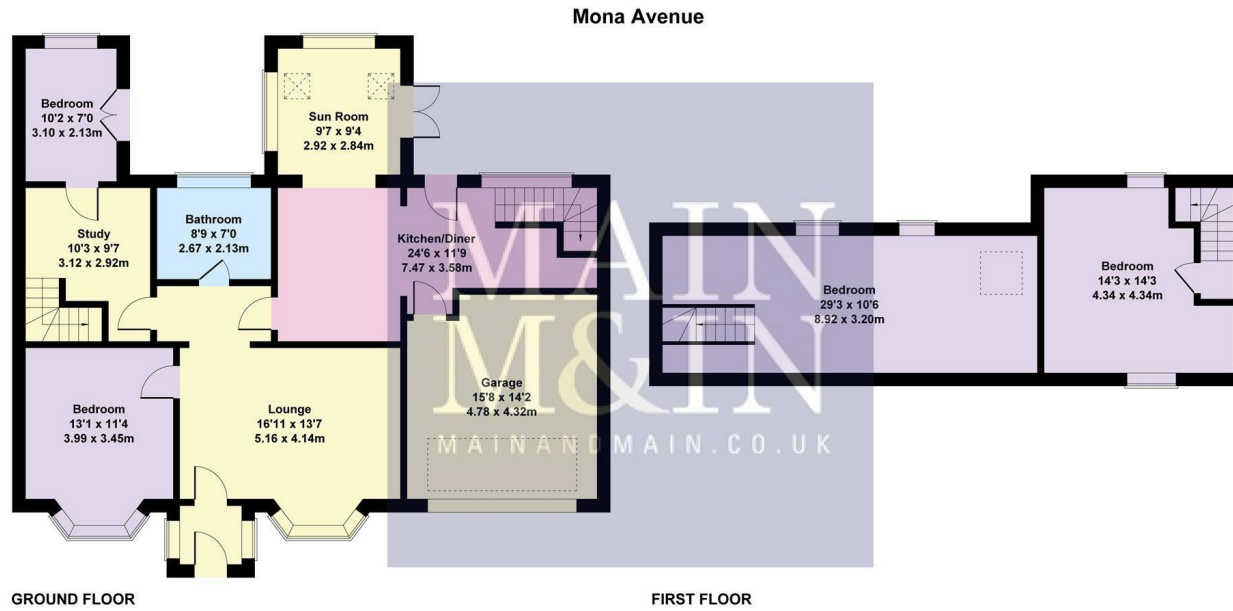
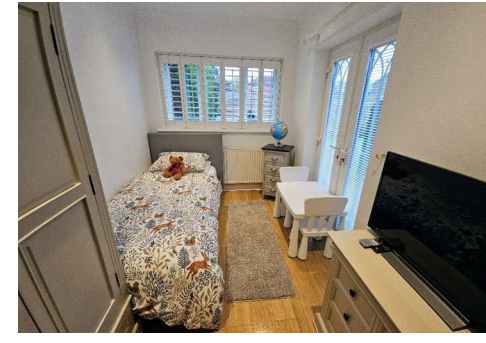
Integral Garage
15'8" max x 14'2"

Externally
Landscaped gardens tot he front and rear.
Wide paved driveway providing off road parking.
Enclosed rear garden with seating areas and artificial lawn.

Leasehold Information
Residue of 999 year lease from July 1963.
937 years remaining.



Tenure: Leasehold
Council Tax: Stockport C



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



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Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

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

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.

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

