



2 The Oaks  
Heald Green SK8 3TY  
Offers Over £475,000

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## 2 The Oaks

### Heald Green SK8 3TY

Offers Over £475,000

A FREEHOLD, Double Fronted Detached Pre-War Bungalow with South facing rear gardens. NO ONWARD CHAIN.

Situated on a select private road off Styal Road, this beautiful bungalow has been very well maintained over the years. The property comes to market for the first time in forty-two years since last sold by Main and Main.

The accommodation comprises: Entrance Porch, Entrance Hall, Through Lounge, Dining Room, Fitted Kitchen, Three Bedrooms, Shower Room and Separate WC. Outside is a detached garage, brick store and excellent gardens with the rear totally screened for optimum privacy.

The Oaks lies roughly halfway between Heald Green and Gatley Villages and Train Stations. Other centres are within a couple of miles plus the large stores on the A34 bypass. Both the M56/M60 Motorways are easily accessed.

Within the last ten to eleven years the property has had the roof re-tiled, felted and battened.

Viewing Essential.

- Gas Central Heating
- Double Glazing
- Three Bedrooms
- South Facing Rear Garden
- Re-Roofed
- Freehold
- No Onward Chain

Tenure: Freehold  
Council Tax: SMBC E

Entrance Porch

Hallway  
9' x 8'3" plus 7'6" x 2'7"

Through Lounge  
19'6" x 11'5"  
Attractive Fireplace  
PVCU Double Glazed French Doors to Garden

Dining Room  
12'9" x 8'11"

Fitted Kitchen  
12'7" x 9'  
Part Tiled Walls, Fitted Cupboards, Inset Ceramic Hob & Extractor Hood  
Under Oven/Grill, Integrated microwave, Space for Fridge/Freezer  
Work Top Lighting, Inset Lighting

Bedroom One  
13'8" x 12' plus bay  
Fitted Wardrobes

Bedroom Two  
14'3" x 10'  
Built In Wardrobe

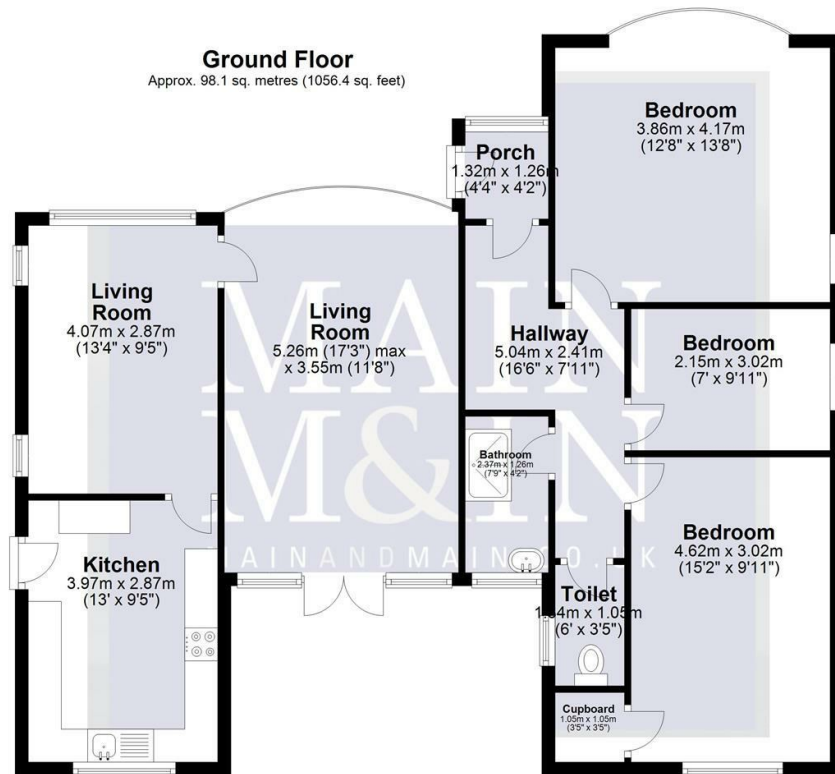
Bedroom Three  
9'10" x 6'10"

Shower Room  
Tiled Walls, White Suite, Shower Cubicle, Wash Basin with Cupboard below  
AC with Wall Mounted Gas Boiler

Separate WC  
Tiled Walls, Low Level WC

Outside  
Detached Garage 17'7" x 11'  
Brick Store, Gardens to front and rear, lawns, paths, driveway, side gates.  
Hedging, flower beds shrubs etc.





Total area: approx. 98.1 sq. metres (1056.4 sq. feet)

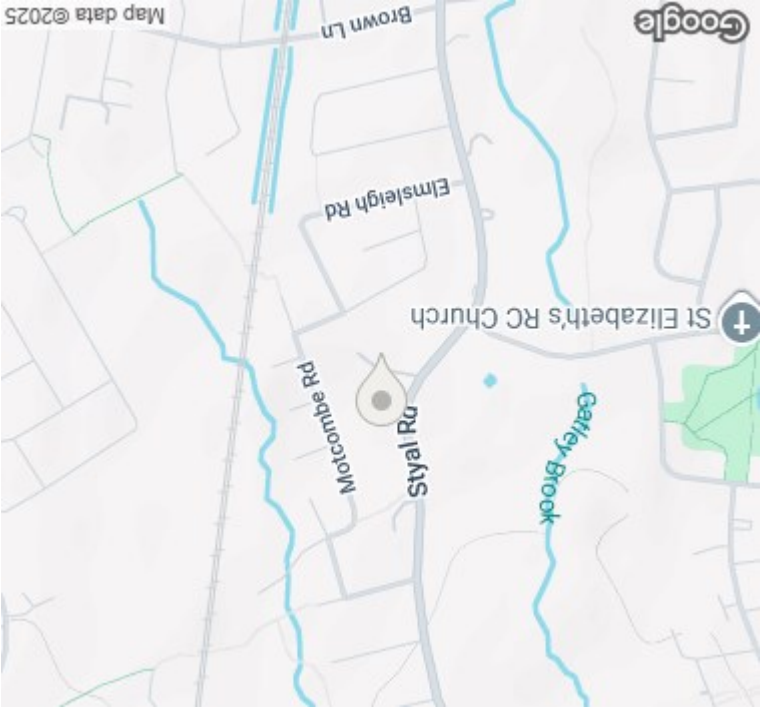
For illustration purposes only, not to scale.  
Plan produced using PlanUp.

**2 The Oaks**



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.

Energy Efficiency Rating	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Very energy efficient - higher running costs
(92 plus) A	(1-20) G
(81-91) B	(21-30) F
(69-80) C	(31-40) E
(55-68) D	(41-50) D
(40-54) E	(51-60) C
(21-30) F	(61-70) B
(1-20) G	(71-80) A
Not environmentally friendly - higher CO2 emissions	Very environmentally friendly - lower CO2 emissions
Current	Potential
80	66
Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	Not environmentally friendly - higher CO2 emissions
(92 plus) A	(1-20) G
(81-91) B	(21-30) F
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