



29 Fernlea
Heald Green SK8 3RB
Offers Over £400,000

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29 Fernlea

Heald Green SK8 3RB

Offers Over £400,000

Located towards the end of a sought-after cul-de-sac and standing on a generous garden plot, this extended semi-detached home is certain to impress.

An entrance porch opens to a wide entrance hallway. There is a well-proportioned living room to the front of the house, which opens to a dining room with doors leading out to the rear garden. The fitted kitchen has an internal door to the large attached garage: This space could be incorporated, to create additional living space if desired (subject to meeting the necessary regulations).

To the first floor is a split landing. To the right of the house are two good double bedrooms, both with fitted wardrobes. There is a single bedroom and a family shower room/WC which is fitted with a white suite and walk-in shower enclosure.

To the left side of the property is a large additional bedroom, formed through the extension. This room could suit various uses and thanks to the generous size, it could even be divided into two rooms.

The property stands behind a long driveway which offers off-road parking space and leads to the garage. To the rear is a large enclosed garden, with seating areas, central lawn and an attractive assortment of trees and shrubs.

The property is offered for sale with no onward chain and an internal inspection is essential in order to avoid disappointment.

- Gas Central Heating
- PVCU Double Glazing
- Four Bedrooms
- Spacious Accommodation
- Large Attached Garage
- Driveway
- Generous Garden Plot
- Cul-de-sac Location
- No Onward Chain
- Viewing Advised

Entrance Porch
2'8" x 6'3"

Entrance Hallway
9'8" max x 6'9" max

Living Room
14'3" into bay x 11'6"
Opens to:

Dining Room
11'4" x 9'1"

Kitchen
11'4" x 9'2"

First Floor Landing

Bedroom One
14'4" into bay x 10'7" red to 8'9" to wardrobes

Bedroom Two
11'4" max x 11'2" max

Bedroom Three
8'11" red to 6'9" x 7'7" max

Bedroom Four
17'4" max x 12'6" red to 8'10"

Shower Room/WC
7'10" x 7'0"

Attached Garage
17'4" max x 12'6" red to 8'10"

Externally
Garden to front with artificial lawn and decorative borders.
Driveway providing off road parking space.
Enclosed rear garden with seating areas, central lawn, trees and shrubs.

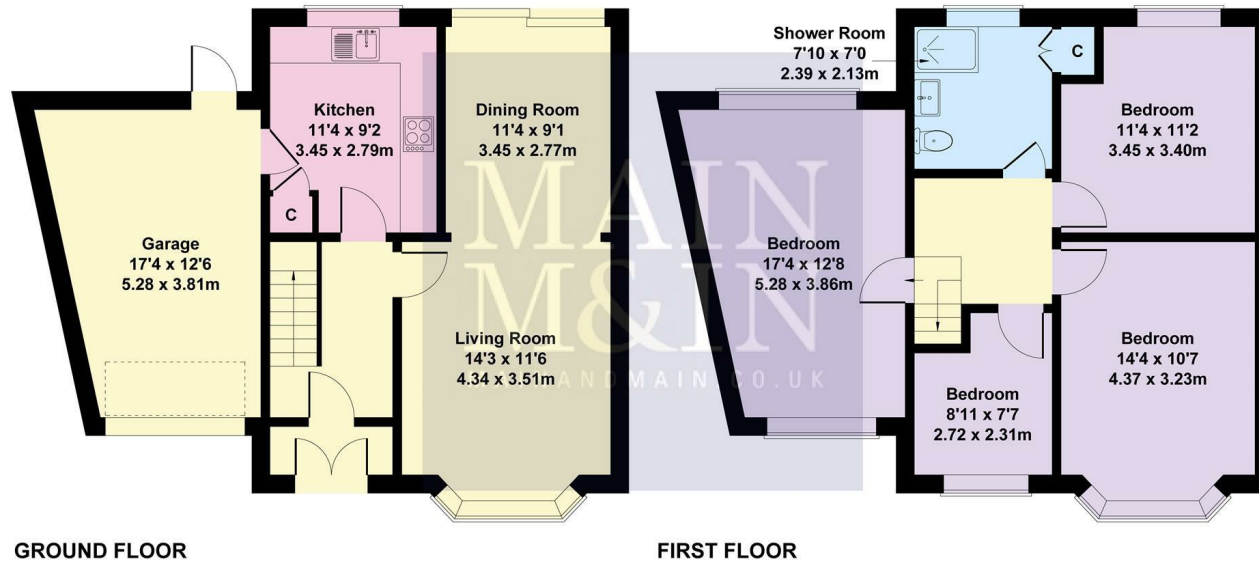


Tenure: Freehold
Council Tax: Stockport D



Fernlea

Approximate Gross Internal Area
1321 sq ft - 123 sq m



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



Company Registration No. 5615498

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Very energy efficient - lower CO ₂ emissions		
(92 plus) A	Current	Potential
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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Not energy efficient - higher running costs		

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.

