



6 Wilton Avenue
Heald Green SK8 3LY
O.I.R.O £280,000

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6 Wilton Avenue Heald Green SK8 3LY

O.I.R.O £280,000

A two double bedroom extended semi-detached house complete with detached office/playroom in the rear garden.

Situated off Outwood Road this property was built in 1958 and later extended to the ground floor. It is ideal for either a first time buyer or someone looking to downsize.

The property offers: Entrance Hallway, Downstairs WC, a spacious Lounge and a large Extended Kitchen/Dining Room with vaulted ceiling.

To the first floor is a landing which leads to two Bedrooms and a Shower Room/WC.

A block paved driveway provides for car parking for three vehicles (two side by side). To the rear is an enclosed rear garden with detached outbuilding, which could be used as an office or playroom. To the rear is a separate store room.

The property lies close to local shops, transport and schooling. Heald Green is about half a mile away.

- Gas Central Heating
- PVCU Double Glazing
- Two Double Bedrooms
- Downstairs WC
- Extended Kitchen/Dining Room
- External Office/Playroom
- Parking for 3 cars
- Popular Location
- Close to Amenities

Tenure: Leasehold
Council Tax: Stockport Metropolitan
Borough Council B

Entrance Hall
PVCU Double Glazed Patio Door and Glass Panel

Downstairs WC
Low Level WC in White

Lounge
14'9" x 12'5" into bay
Feature Fireplace

Extended Fitted Kitchen/Dining Room
19'9" x 13'6" to 11'6"
Fitted Units, Inset Gas Hob, Electric Under Oven, Extractor Hood, Plumbing for Washing Machine & Dishwasher
Velux Roof Light, Inset Lighting

Landing

Bedroom One
14'9" x 11'2"
Built in Cupboard

Bedroom Two
11'9" x 8'5"
Built in Cupboard over Stairs & Cupboard with Gas Boiler

Shower Room/WC
White Suite, Inset Lighting

Outside
Parking for Three cars (Block Pavior Drive and Forecourt.
Side Gate to Rear.
Office/Playroom 13'2" x 7'5" - Laminate Floor, Inset Lighting
Store Room at rear 7'2" x 6'9" - Side Door
Garden with fencing and flagging

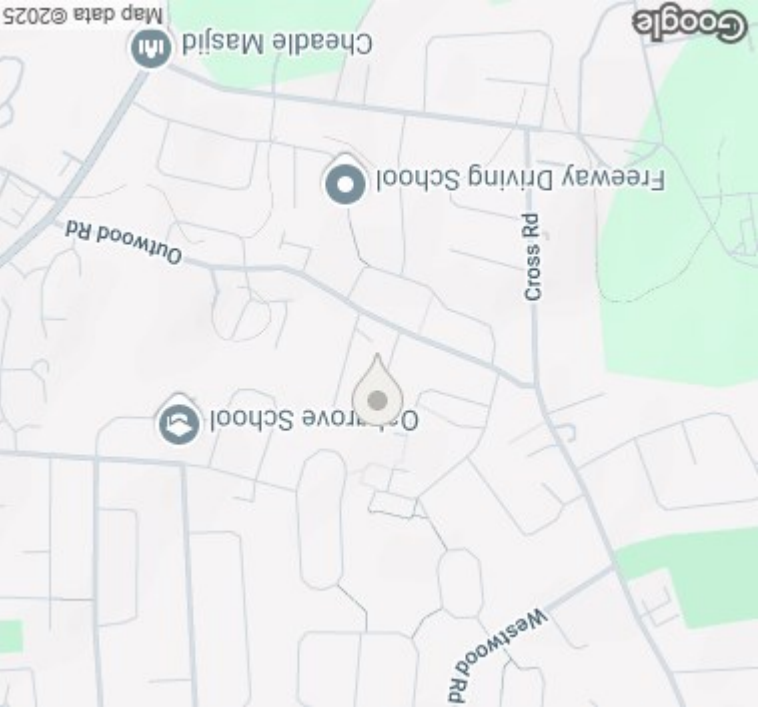




Wilton Avenue
Approximate Gross Internal Area
810 sq ft - 75 sq m



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.

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England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
Not energy efficient - higher running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Potential		
Current		
83		

England & Wales		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO2 emissions		
Not environmentally friendly - higher CO2 emissions		
A	(92 plus)	
B	(81-91)	
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E	(39-54)	
F	(21-38)	
G	(1-20)	
Potential		
Current		
66		

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