



65 Ashdale Drive  
Heald Green SK8 3SP  
Offers Over £400,000

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# 65 Ashdale Drive Heald Green SK8 3SP

Offers Over £400,000

This beautifully-presented home has recently benefited from a comprehensive programme of improvement and extension. The exceptionally high standard of workmanship is immediately evident, with the carefully-planned accommodation offering versatility which will meet the needs a wide range of potential purchasers.

The property is accessed though a wide entrance hallway with glazed double doors opening into an impressive open-plan living space, with a stylish contemporary kitchen opening to a dining room and a large living space with double doors to the garden. There is a ground floor WC/cloakroom and there are two further rooms to the ground floor which could be reception rooms or bedrooms, dependent upon preference.

To the first floor, a landing leads to the principal bedroom which has an en-suite shower room/WC. There is a second bedroom to the front of the house, with roof windows and storage into the eaves. A family bathroom completes the accommodation.

The property stands behind a garden area with a driveway alongside which provides off road parking space and leads, via double gates, to a detached garage. To the rear is a well-proportioned garden with seating areas, lawn and decorative borders. It enjoys a good degree of privacy, with a southerly aspect.

This is a deceptive property when viewed from the road - A full appreciation of this home can only be gained through an internal inspection.

- High Quality Refurbishment
- Versatile Extended Accommodation
- Superb Open-plan Living Space
- 4/3/2 Bedrooms
- 2 Bathrooms & Downstairs WC
- PVCU Double Glazing
- Gas Central Heating
- Gardens
- Driveway & Garage
- No Onward Chain

Entrance Hallway

Kitchen/Family Room  
18'6" x 16'9"  
Open to:

Dining Room  
7'6" x 10'0"

Living Room/Alternative Bed 3  
12'9" x 11'1"

Study/ Alternative Bed 4  
10'7" x 7'0"  
With fitted wardrobe units.

WC/Cloakroom  
4'9" x 4'3"

First Floor Landing

Bedroom One  
13'5" x 13'1" red to 9'10"

En-Suite Shower Room  
8'2" x 3'6"

Bedroom Two  
18'6" red to 9'8" x 9'8" red to 5'9" (some restric

Family Bathroom  
8'2" x 5'9"

Externally  
Garden to the front with driveway providing off road parking space.  
Outside tap and lighting. Gates leading to the rear.  
Enclosed rear garden with seating areas, lawn and decorative borders.

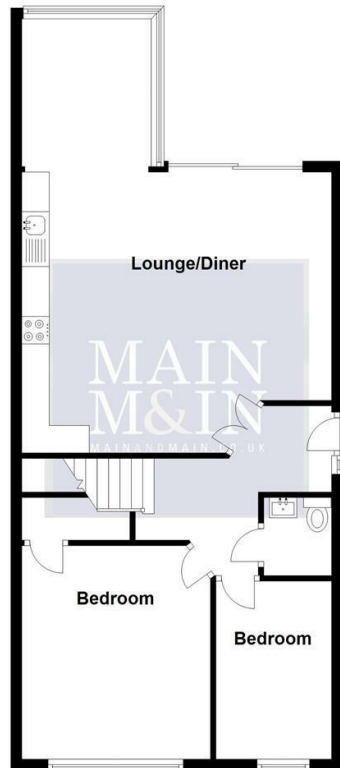
Detached Garage  
15'7" x 7'7"  
With up/over door. Electric light.



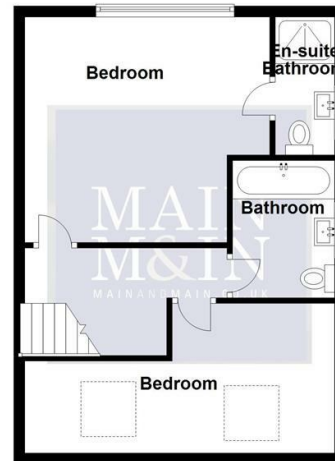
Tenure: Freehold  
Council Tax: SMBC C



Ground Floor



First Floor

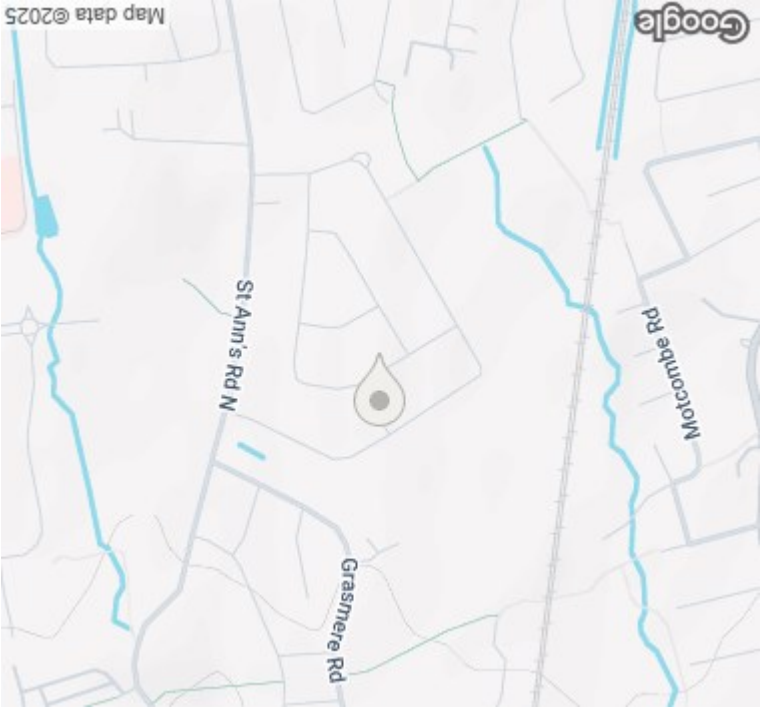


For illustration purposes only, not to scale.  
Plan produced using PlanUp.



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

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