



17 St. Anns Road South  
Heald Green SK8 3DZ  
£340,000

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# 17 St. Anns Road South Heald Green SK8 3DZ

£340,000

This attractive semi-detached home is well-placed for access to the amenities of Heald Green Village, schools and transport network connections. The property is offered for sale with the benefit of having no onward chain.

An entrance porch leads to a hallway with a downstairs WC. A living room opens to an extended dining room, with doors leading to the garden. A fitted kitchen completes the ground floor.

Upstairs are two well-proportioned double bedrooms, a single bedroom/study, a shower room and a separate WC.

The house stands behind a garden area with a driveway providing off road parking space which leads on to a detached garage. The rear garden is of generous proportions, with a paved seating area, lawn, timber shed and decorative borders.

This is an appealing home which has been well-maintained. It will appeal to those looking for a property which could be updated if desired, with a potential for additional extension, subject to gaining the necessary permissions.

An early internal inspection is strongly recommended.

- Gas Central Heating
- PVCU Double Glazing
- Two Reception Rooms
- Fitted Kitchen
- Downstairs WC
- Three Bedrooms
- Shower Room & Separate WC
- Driveway & Garage
- Gardens
- No Onward Chain

Entrance Porch

Entrance Hallway

Downstairs WC

Living Room  
15'5" into bay x 11'3"  
Open to:

Dining Room  
15'9" x 9'4" red to 8'9"

Kitchen  
12'8" max x 8'4" max

First Floor Landing  
Airing cupboard.  
Access to loft space with floor boarding and drop-down ladder.

Bedroom One  
12'10" into bay x 11'5" reducing to 9'6" to fitted

Bedroom Two  
11'6" x 9'7"

Bedroom Three  
7'2" x 6'6"

Shower Room  
5'5" x 5'4"

Separate WC

Externally  
Garden area to the front with driveway.  
Wrought-iron gates lead to the rear and garage.  
Well-proportioned garden to the rear.

Detached Garage  
20'0" x 9'3"

Leasehold Information  
934 years remain of a 999 year lease which commenced 22/01/1960.  
Ground rent payable of £10PA.

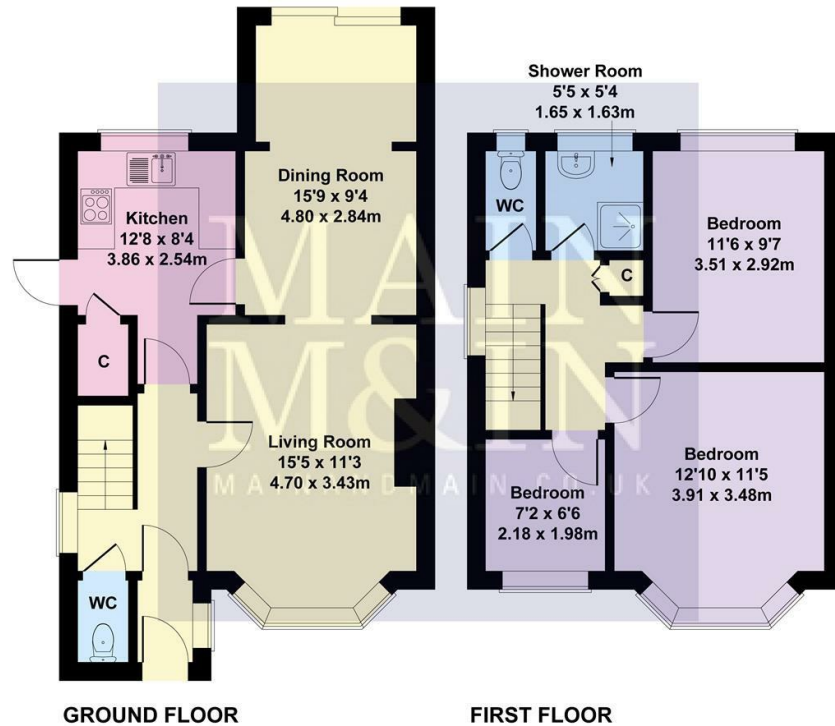


Tenure: Leasehold  
Council Tax: Stockport D



## St Anns Road South

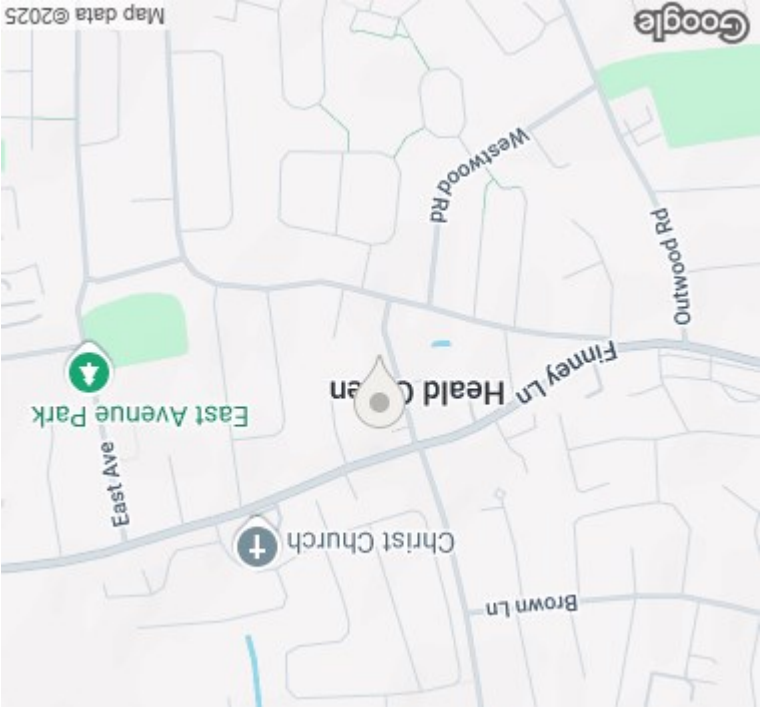
Approximate Gross Internal Area  
958 sq ft - 89 sq m



Not to Scale. Produced by The Plan Portal 2025  
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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 |           |
| (92 plus) A                                 |           |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   |           |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| Current                                     | Potential |
| 84                                          | 50        |

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

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Company Registration No. 5615498