



36 The Oval
Heald Green SK8 3JJ
Asking Price £405,000

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36 The Oval

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A beautifully-presented FREEHOLD extended semi-detached house backing onto farmland.

Without doubt, this is a superb home in every respect. It was built in the 1930's with later extensions to the side and rear. It offers the following accommodation: Entrance porch, hallway, a large lounge with doors to a conservatory with a lined and insulated roof. A morning room opens on to a recently re-fitted luxury kitchen. Also to the ground floor is a useful wet room/WC with utility cupboard off.

To the first floor is a landing which leads to three bedrooms, with re-fitted quality bathroom/WC.

The house stands behind a gated block-paved driveway which provides off road parking space for two cars. There are enclosed private gardens to the rear with decking.

The property lies off Wythens Road, close to the village, transport and schooling. This house must be placed at the top of any buyers viewing schedule.

- Gas Central heating
- PVCU Double Glazing
- Luxury Kitchen
- Ground Floor Wet Room/WC
- Re-fitted Family Bathroom
- Three Bedrooms
- Overlooking Farmland
- Freehold

Tenure: Freehold
Council Tax: SMBC C

Porch
7'18 x 4'54

Entrance Hall
8'88 x 6'64
Under stairs Cupboard

Living Room
20'73 x 10'71
Wall mounted Gas fire

Conservatory
11'09 x 9'45

Breakfast Room
9'85 x 6'57
Double doors leading to the garden

Opening to:

Kitchen
11'90 x 9'81
Modern kitchen fitted with fixed units comprising: Full-size fridge, full-size fridge, Dishwasher, oven, microwave

Wet Room
8'34 x 7'21
Wet room shower, W.C, wash basin, Built in cupboard with plumbing for washing machine and Combi-bolier.

Landing
6'55 x 5'06
Lot Access

Bedroom One
10'1" into bay x 10'7"
Fitted Wardrobes

Bedroom Two
10'92 x 7'8"
Fitted Wardrobes

Bedroom Three
6'5" x 5'1"

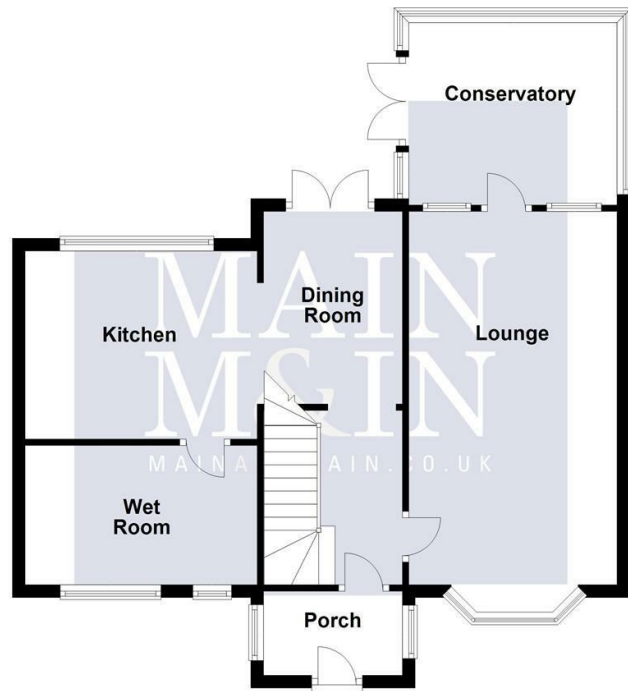
Bathroom
6'55 x 5'06
Part tiled walls, three piece suite.

Externally
Gated driveway to the front providing off road parking space.
Enclosed garden to the rear with decking area.

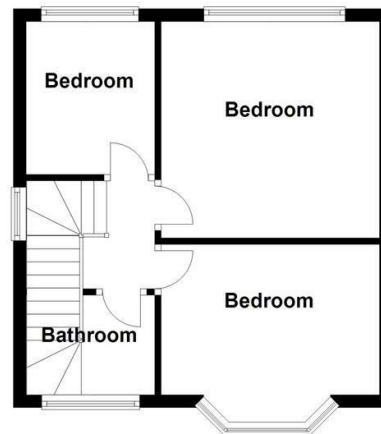




Ground Floor



First Floor

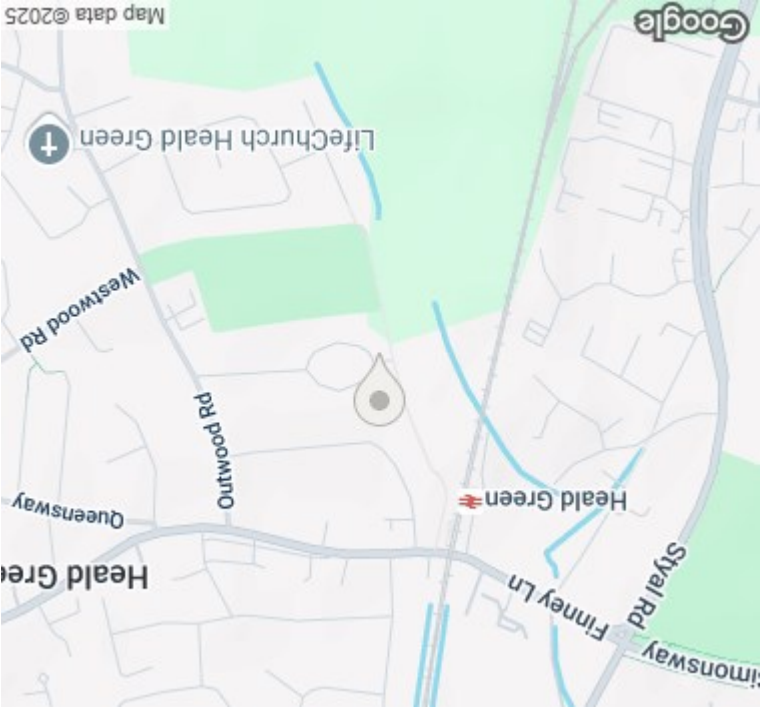


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Plan produced using PlanUp.

The Oval, Heald Green



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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EU Directive 2002/91/EC		
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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 CO2 emissions		
EU Directive 2002/91/EC		
England & Wales		

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Environmental Impact (CO ₂) Rating		
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