



5 Kilburn Close  
Heald Green SK8 3LP  
Offers Over £325,000

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# 5 Kilburn Close Heald Green SK8 3LP

Offers Over £325,000

This beautifully-presented semi-detached property is located in a pleasant cul-de-sac, close to popular schools, amenities and transport networks.

The house stands behind a recently-installed block-paved driveway which provides off road parking space. To the rear is an enclosed garden which is paved for ease of maintenance, with decking area and a gate providing access to the side.

A storm-porch leads to an entrance hallway. A well-proportioned living room fronts the property, with a feature fireplace providing a focal point and a large bay window providing plentiful natural light. Laminate flooring continues through into the dining room which also features patio doors to the garden. The kitchen is fitted with modern units, with integrated dishwasher and double oven.

To the first floor are two double bedrooms, a single bedroom and a bathroom which has attractive tiled walls and a modern white suite with shower above the bath.

This is an attractive home which will impress all who view: An early internal inspection is recommended.

- Gas Central Heating - New Boiler 2023
- PVCU Double Glazing
- Replacement Roof 2021
- Open-plan Living/Dining Room
- Fitted Kitchen
- Modern Bathroom
- Driveway
- Enclosed Rear Garden
- Cul-de-sac Location
- Viewing Advised

Storm Porch

Entrance Hallway  
6'1 x 10'4

Living Room  
11'5 x 14'2 into bay

Dining Room  
9'7 x 10'4

Kitchen  
7'10 x 14'1

First Floor Landing

Bedroom One  
11'2 max x 13'5 into bay

Bedroom Two  
11'2 x 10'8

Bedroom Three  
7'0 max x 7'10 red to 6'5

Bathroom  
6'5 x 6'3

Externally

Block-paved driveway to the front and side.

Gated access to enclosed rear garden which features paved sections and a decking area.

Leasehold Information

938 years remain of a 999 year lease which commenced 15/12/1964.

Ground rent: £16 per annum.

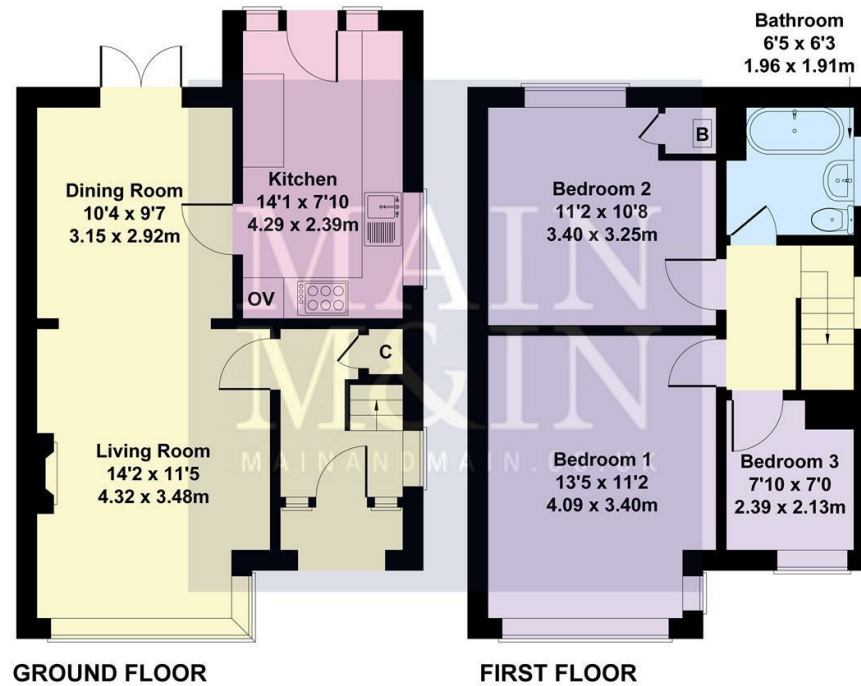
Tenure: Leasehold  
Council Tax: Stockport C



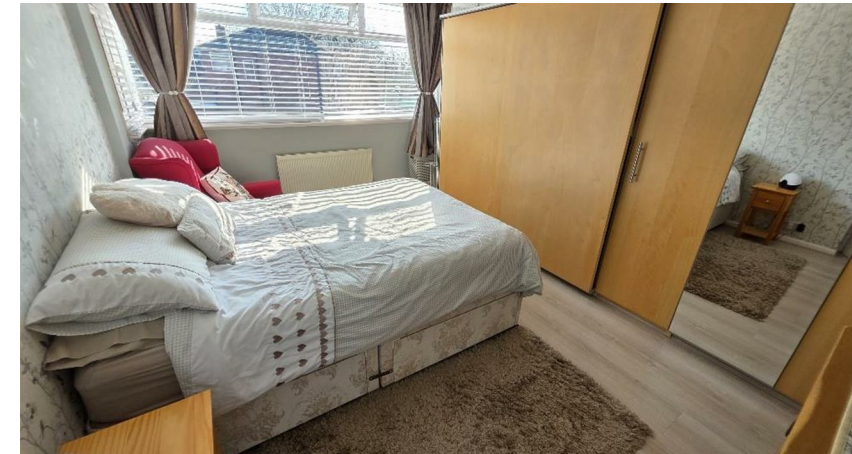


## Kilburn Close

Approximate Gross Internal Area  
869 sq ft - 81 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



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| Energy Efficiency Rating                                                                                                                                                                              |                                                                                                                                                                                                                                                           | Environmental Impact (CO <sub>2</sub> ) Rating |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|--|
| <p>England &amp; Wales<br/>2020/21/EC<br/>EU Directive</p> <p>Very energy efficient - lower running costs</p> <p>Not energy efficient - higher running costs</p> <p>Current: 85<br/>Potential: 71</p> | <p>England &amp; Wales<br/>2020/21/EC<br/>EU Directive</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> <p>Current: 82 (plus)<br/>Potential: 79 (plus)</p> |                                                |  |

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 to the asking price stated

