



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.

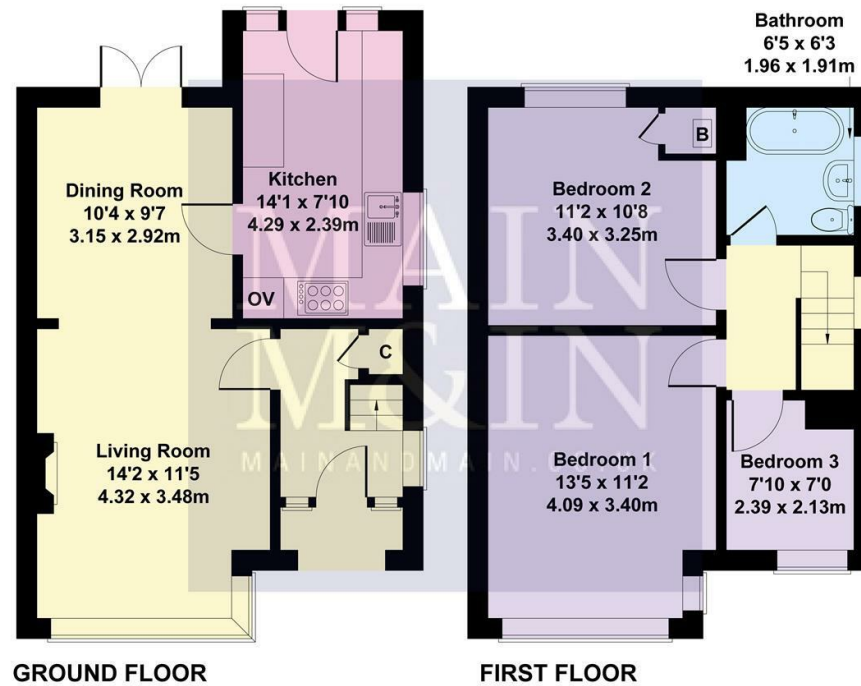
Ground rent: £16 per annum.

Tenure: Leasehold
Council Tax: Stockport C

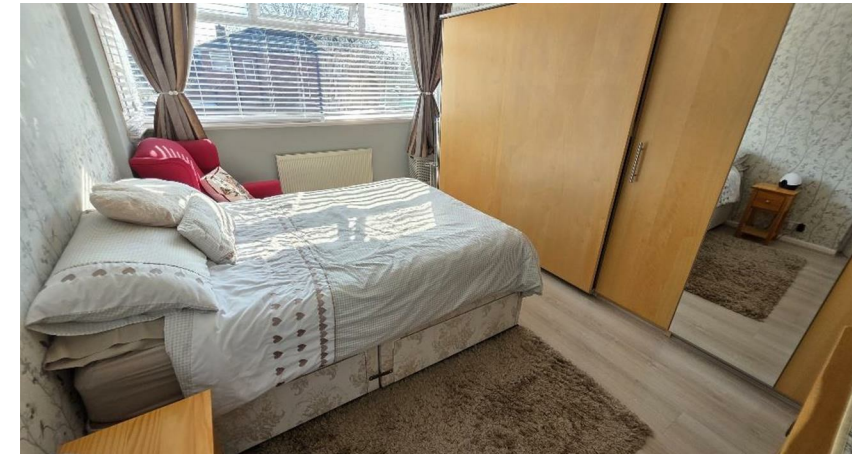


Kilburn Close

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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England & Wales
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

Current: 71

Target: 85

Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current: 71

Target: 85

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

