



13 Roseacre Drive
Heald Green SK8 3UP
£350,000

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13 Roseacre Drive Heald Green SK8 3UP

£350,000

Offering three double bedrooms, this extended semi-detached property is presented to an exceptionally high standard throughout.

An entrance vestibule leads to a living room with feature fireplace. There is a useful deep storage room beneath the stairs. An extended dining room features sliding doors to the rear garden. The fitted kitchen is of generous proportions, with granite worktops, a central breakfast bar and a range of integrated appliances.

To the first floor a landing gives access to three double bedrooms and an attractive modern bathroom/WC which is fitted with a white suite. There is also an additional separate WC.

The front of the property is a wide driveway providing off road parking space for two vehicles, leading to a large integral garage which may suit conversion into additional accommodation, subject to the necessary regulations being met. The enclosed rear garden features a paved seating area with a well-maintained lawn.

Roseacre Drive is situated off Finney Lane, close to local shops and transport links. Within a couple of miles are both the M56/M60 Motorways and the superstores on the A34 bypass. Heald Green Village is close by and there are popular schools in the locality for all age groups.

This property warrants an early internal inspection: It must be seen in order to be fully appreciated.

- Three Bedrooms
- Two Reception Rooms
- Extended
- Stylish Kitchen with Appliances
- Modern Bathroom/WC
- Additional WC
- Double Driveway
- Integral Garage
- Enclosed Garden
- Cul-de-sac Location

Entrance Vestibule
2'11 x 4'0

Living Room
10'3 x 13'11

Storage Room
7'10 x 2'4

Dining Room
7'11 red to 6'10 x 17'1

Kitchen
10'2 x 13'8

First Floor Landing

Bedroom One
9'8 max x 14'6 max

Bedroom Two
8'7 x 11'4

Bedroom Three
7'8 x 10'6

Bathroom/WC
6'8 x 7'8

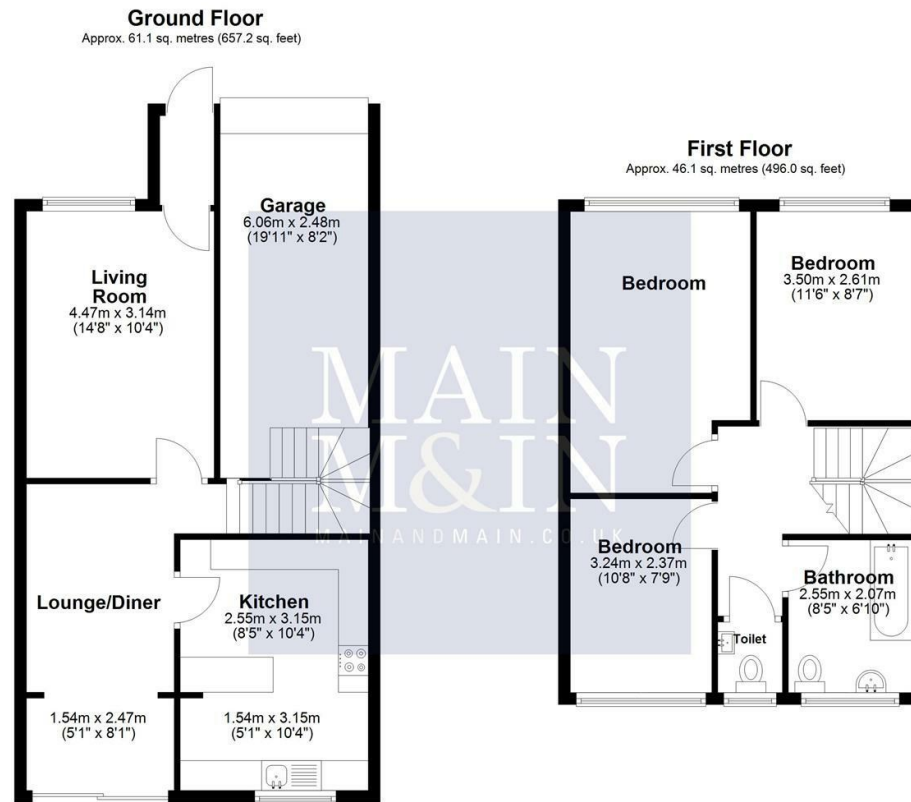
Additional WC
3'2 x 3'9

Integral Garage
8'7 red 8'0 x 18'6

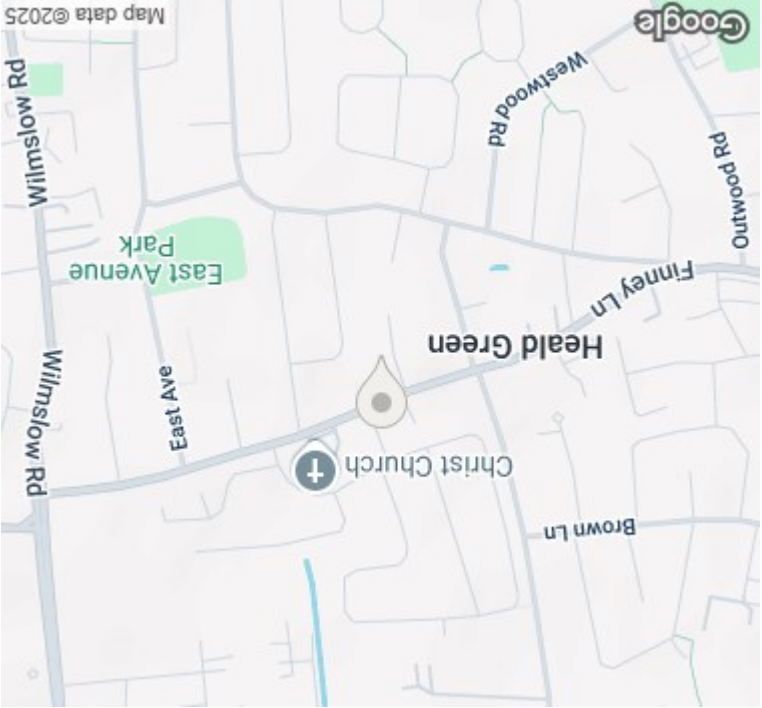
Externally
Driveway to the front.
Enclosed garden to the rear.

Tenure Information
Freehold with a chief rent of £20PA payable.

Tenure: Freehold
Council Tax: Stockport D



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	England & Wales
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions
(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 energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions
Current	Potential
80	61

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