



4 Mendip Close
Heald Green SK8 3LG
£425,000

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£425,000

For Sale on instructions from the Executor, a Three Bedroom Detached in need of cosmetic updating.

Situated off Drayton Drive on a select cul-de-sac, this Ben Turner detached was built in 1960. The location of this home could not be better being close to local schools, transport, village, station and both the M56/M60 motorways. The latter being a couple of miles away together with Manchester Airport and the large stores on the A34 Bypass.

It offers: Entrance Hall, Lounge into Dining Room, Kitchen/Breakfast area, Landing, Three Bedrooms, Bathroom and Separate WC. Outside is a detached garage and gardens to the front and rear.

Houses on this road very rarely come to the market. Consequently this is a property NOT TO BE MISSED.

- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Three Bedrooms
- Private Rear Garden
- Excellent Location
- NO ONWARD CHAIN
- Viewing Essential

Tenure: Freehold
Council Tax: SMBC E

Entrance Hall
14'7" x 7'3"
Cupboard under stairs, Built in Cupboard.

Lounge with Inglenook
17' into bay x 14'8"
Raised inset Living Flame coal effect Gas Fire, Quarry Tiled Hearth
Sliding Doors to:

Dining Room
11'4" x 9'3"
PVCU Double Glazed French Doors to Garden

Kitchen/Breakfast Area
16'8" x 8'3"
Part tiled walls and tiled floor
Fitted Units, Electric Double Oven/Grill, Ceramic Hob, Extractor Hood
Integrated Dishwasher
Side door

Landing
Loft with ladder and lighting
Insulation

Bedroom One
13'9" x 11'3"
Fitted Wardrobes and Cupboards

Bedroom Two
12'2" x 11'4"
Fitted Wardrobes

Bedroom Three
8'4" x 7'2"

Bathroom
8'4" x 5'9"
White Suite, Tiled Walls, Panelled Bath, Pedestal Wash Basin
Mounted Wall Cupboard, Linen Cupboard with Wall Mounted Gas Boiler

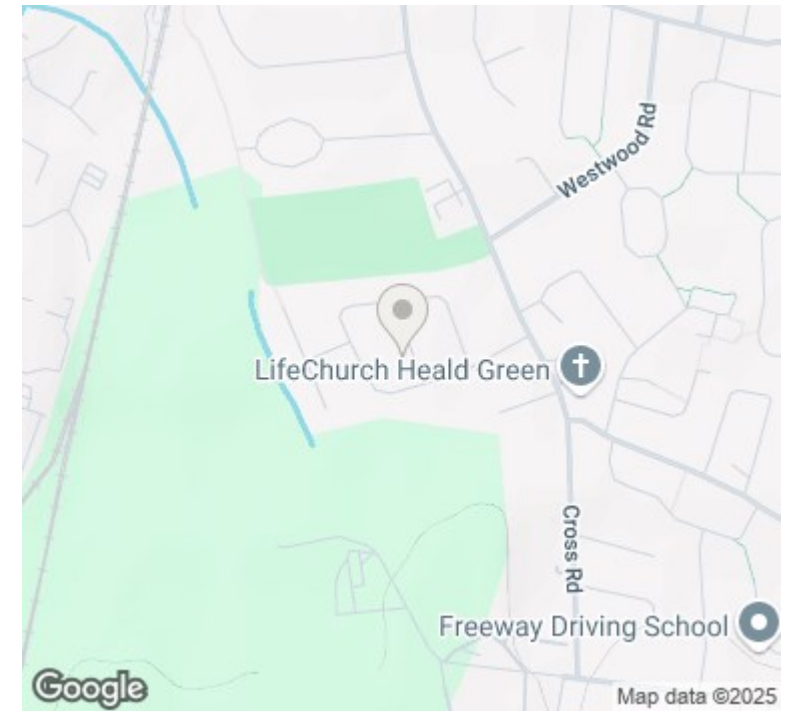
Separate WC
White Low Level WC

Outside
Detached Concrete Garage, 2 Sheds, Gardens to front and rear with driveway, lawns
patio, fencing, flower beds.





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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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Company Registration No. 5615498