



22 St Austell Drive  
Heald Green SK8 3EG  
Asking Price £395,000

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# 22 St Austell Drive Heald Green SK8 3EG

Asking Price £395,000

Offering immaculately presented accommodation, this traditional semi-detached home is located in a pleasant cul-de-sac just off Queensway, close to the amenities of Heald Green Village.

The house stands behind a smart grey block-paved driveway which provides plentiful off road parking space and leads alongside the property to a detached garage.

An entrance porch opens to an entrance hallway with downstairs WC. To the front of the house is a well-proportioned living room with bay window. To the rear is an open plan dining room and stylish modern fitted kitchen with patio doors to the garden.

Upstairs are two good double bedrooms, a single bedroom and an attractive bathroom which is fitted with a contemporary suite in white with bath and a separate shower enclosure.

To the rear is a private enclosed garden with lawn, raised deck and a storage shed.

The property is conveniently position for access to transport networks and popular local schools. An early viewing is strongly recommended.

- Gas Central Heating
- PVCU Double Glazing
- Well Presented Throughout
- Modern Dining Kitchen
- Downstairs WC
- Contemporary Bathroom
- Driveway
- Detached Garage
- Attractive Garden
- Cul-de-sac Location

Entrance Porch

Entrance Hallway  
Downstairs WC

Living Room  
11'4" x 16'5" into bay

Dining Kitchen  
18'2" x 9'5"

Landing

Bedroom One  
10'6" x 14'4" into bay

Bedroom Two  
10'6" x 12'

Bedroom Three  
7'6" max x 8'11" max

Bathroom  
7'5" x 8'6"

Externally

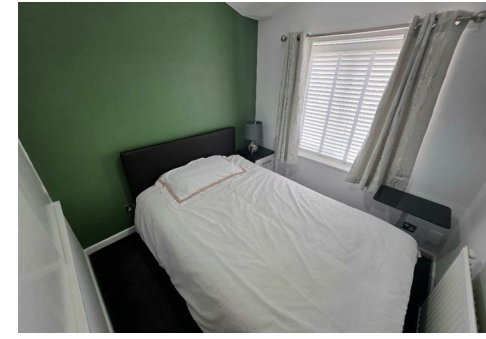
Block paved driveway providing off road parking space to the front and side  
Enclosed garden to the rear.  
Detached Garage 9'6" x 17'8"

Lease Details

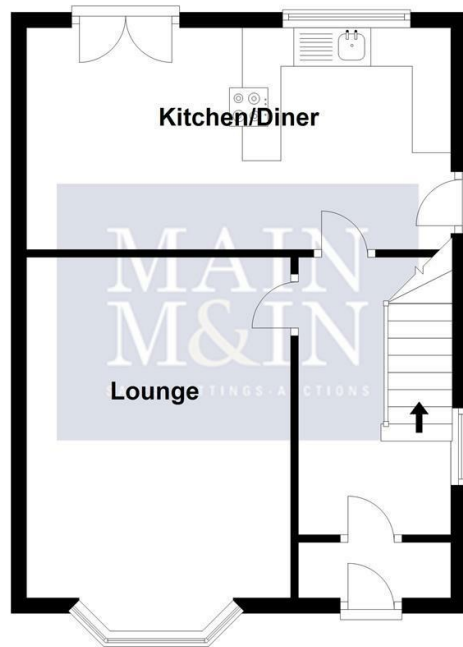
999 year lease from 1959 with 931 remaining.  
Ground rent fixed at £8 per annum.



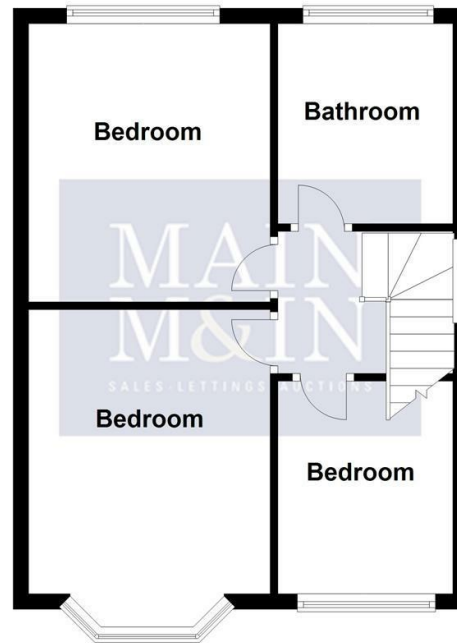
Tenure: Leasehold  
Council Tax: SMBC C



**Ground Floor**



**First Floor**



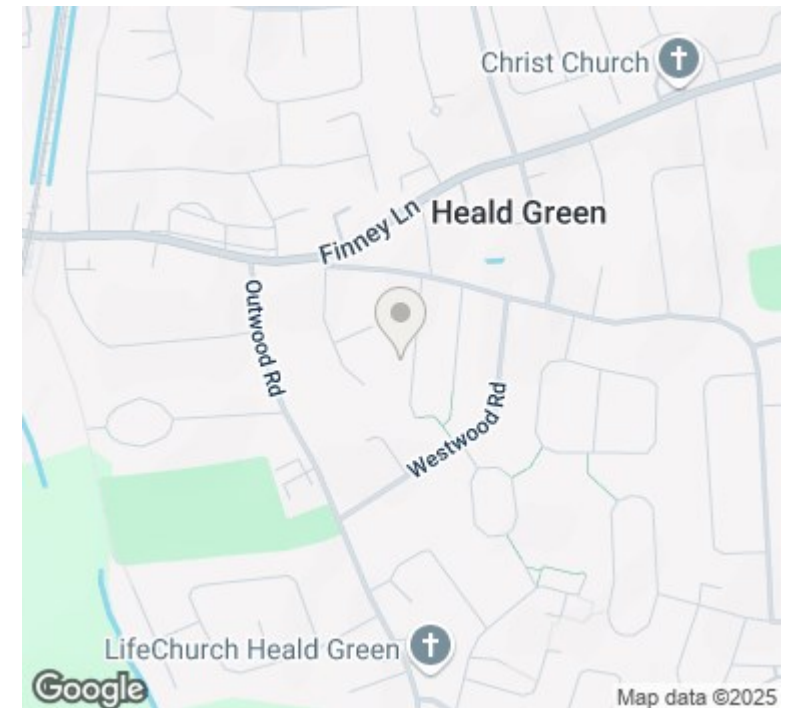
For Illustration Purposes Only, Not To Scale  
Plan produced using PlanUp.

**22 St Austell Drive, 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.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>83</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>		(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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**Heald Green (Head Office)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

**Lettings (1<sup>st</sup> Floor)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498