



2 East Avenue
Heald Green SK8 3DL
Offers Over £325,000

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2 East Avenue Heald Green SK8 3DL

Offers Over £325,000

Offered for sale with no onward chain and realistically-priced, this traditional semi-detached house forms part of a well-regarded residential area which enjoys excellent access to amenities, transport networks and schools for all age groups.

The house occupies a generous corner garden plot, with gardens to three sides and a driveway alongside the property which provides off road parking space.

An entrance vestibule opens to a spacious lounge/dining room with feature fireplace and a pleasant dual aspect. A fitted kitchen with modern appliances leads on to a rear vestibule with storage and access to a downstairs WC.

To the first floor is a wide landing which leads to the three generously-proportioned bedrooms and a bathroom which is fitted with a white suite.

The property is presented in good order throughout, having been recently redecorated. It will appeal to a wide range of potential purchasers thanks to the convenient position. An internal inspection is recommended in order to avoid disappointment.

- No Onward Chain
- Three Bedrooms
- Open-plan Reception Room
- Modern Kitchen
- Downstairs WC
- Bathroom with white suite
- Gardens to three sides
- Driveway
- Popular Location
- Viewing Essential

Entrance Vestibule

Lounge/Dining Room
17'11 x 12'3 max

Kitchen
12'10 x 9'2

Rear Vestibule
With storage

Ground Floor WC

First Floor Landing

Bedroom One
9'8 x 12'2

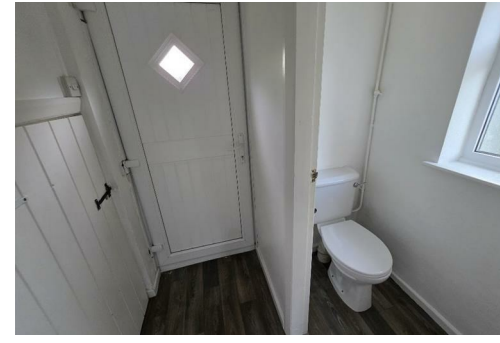
Bedroom Two
9'8 x 9'5

Bedroom Three
7'11 x 8'11

Bathroom
6'11 x 5'9

Externally
Gardens to three sides with lawns and decorative borders.
Driveway alongside the house providing off road parking space.

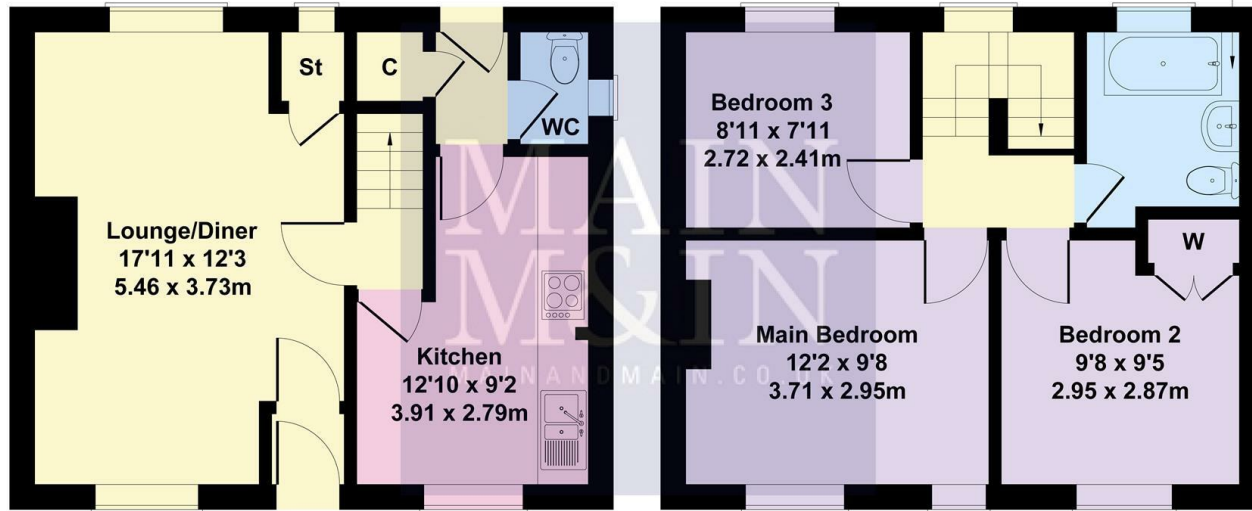
Tenure: Freehold
Council Tax: Stockport B



East Avenue

Approximate Gross Internal Area
785 sq ft - 73 sq m

Bathroom
6'4 x 5'9
1.93 x 1.75m



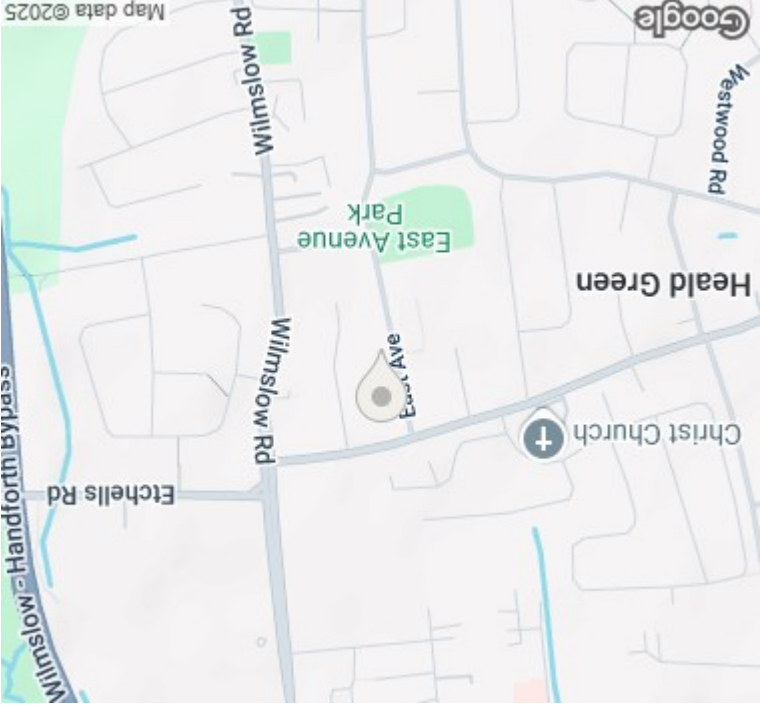
GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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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	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs
(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 environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
Current	Potential
84	66
Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very environmentally friendly - lower CO2 emissions	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
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Not environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
Current	Potential

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Company Registration No. 5615498