



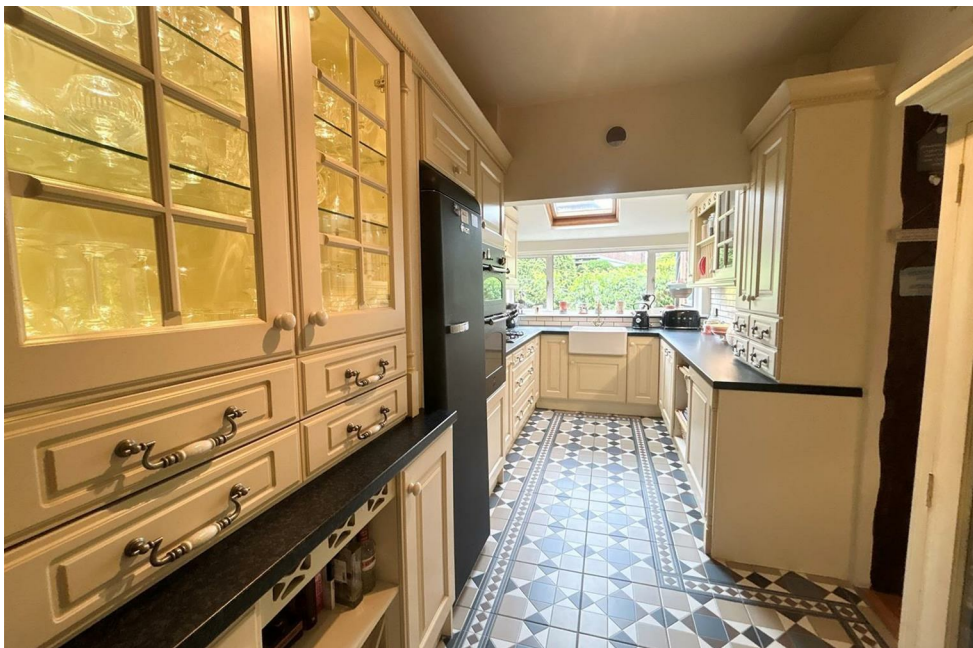
6, Cross Road  
Heald Green SK8 3LW  
Asking Price £575,000

MAIN  
M&IN

SALES · LETTINGS · AUCTIONS

MAINANDMAIN.CO.UK





# 6, Cross Road Heald Green SK8 3LW

Asking Price £575,000

An Older Style, FREEHOLD, Extended Semi-Detached with 5 Bedrooms plus loft room and off road parking for up to Six cars.

Situated off Outwood Road and near Bolshaw Primary School, this lovely home overlooks fields to the front. The rear garden has been designed to provide maximum privacy. The property offers versatile and flexible living space as follows: Entrance Porch, Hallway, Lounge, Sitting Room, Fitted Kitchen into Dining Room which opens up into a side conservatory. Utility Room, Downstairs WC. On the first floor are five bedrooms, two bathrooms (one en-suite). The loft has been converted ideal for either a study or "teenage den" ( present owners use as a bedroom) . Outside are gardens to three sides which are beautifully maintained.

The property lies close to local facilities, transport and within a couple of miles of the M56/M60 Motorways.

- Gas Central Heating (Underfloor heating to part)
- PVCU Double Glazing
- 5/6 Bedrooms
- Three Reception Rooms
- Conservatory
- Two Bathrooms
- Downstairs WC
- Freehold

Entrance Porch

Hallway  
11'6 x 7'9

Living Room  
12'02 x 11'02  
Gas Fire with surround

Sitting Room  
14'6 x 12  
Gas fire with surround, Sliding door to the rear

Kitchen  
19'3 x 7'8  
Underfloor Heating, Gas hob, Belfast sink, dishwasher, electric over and grill, extractor hood, Tiled floors, part tiled walls, velux window

Dining Room  
13'3 x 9'1  
Electric fire with surround, Opening to:

Orangery  
12'9 x 9'4  
Underfloor Heating, Patio doors to the rear.

Utility  
6'4 x 5'8  
Plumbing for watching machine, Sink

Seperate WC  
5'8 x 2'2

Store Room  
6'6 x 5'7

Garage  
10'6 x 9'2

Landing

Bedroom One  
16'7 x 9'1  
Built in wardrobe

En-suite  
9' x 5'7  
Three Piece suite consisting of, Wash Basin, Heated towel rail, WC, Shower

Bedroom Two  
12'7 into bay x 12'1

Family Bathroom  
9'11 x 7'9  
White suite, shower, freestanding claw footed bath, pedestal wash basin, WC, airing cupboard.

Bedroom Three  
12'4 x 12

Bedroom Four  
10'7 x 9

Bedroom Five  
10'2 max x 9  
Fitted Wardrobes

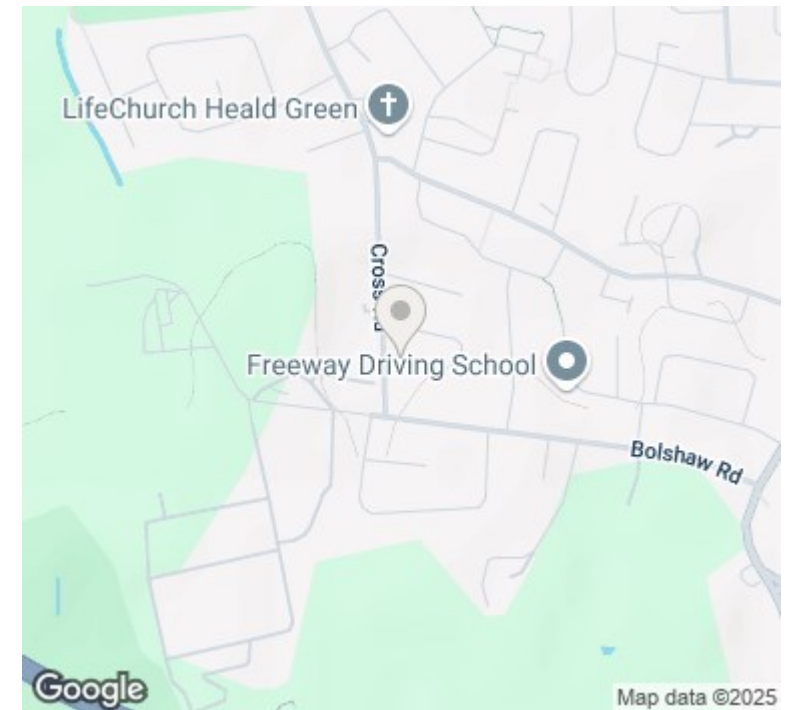
Tenure: Freehold  
Council Tax: SMBC E





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>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</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	

mainandmain.co.uk

**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