

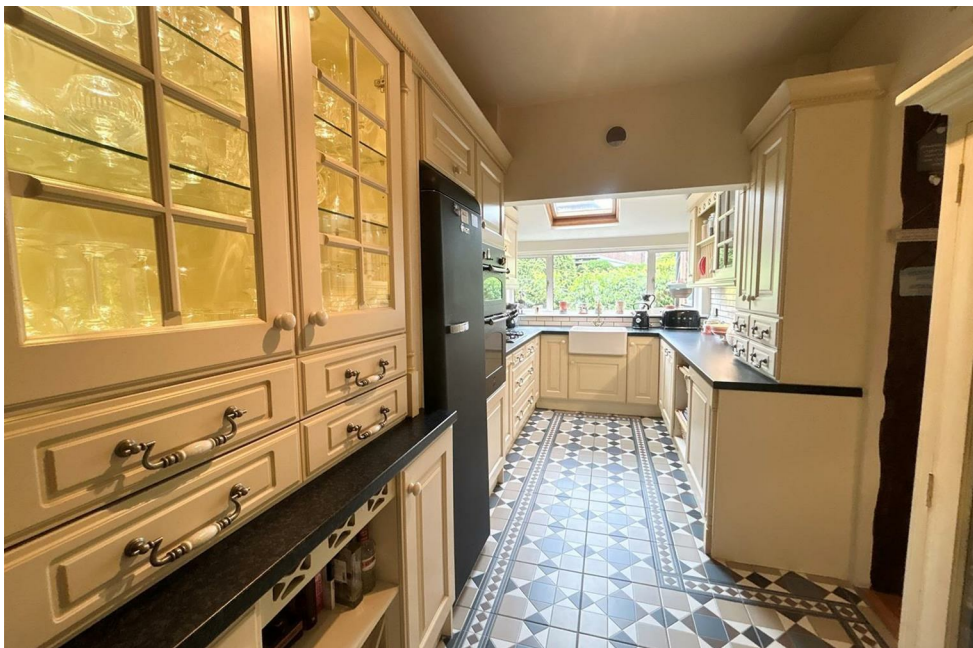


6, Cross Road
Heald Green SK8 3LW
Asking Price £575,000

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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 to include the super stores on the A34 bypass such as Sainsbury's, John Lewis, M&S, Tesco etc. Heald Green offers a train station and good local shops. In addition the Metro is on Simonsway. Within a couple of miles are the M56/M60 Motorways and Manchester Airport.

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

Entrance Porch

Hallway
12" x 8'1"

Living Room
12'1" x 11'1"
Gas Fire with surround

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

Kitchen

13'3 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:

Conservatory

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

Integral Store Room

6'6 x 5'7

Landing

Bedroom One

16'7 x 9'1

Built in wardrobe

En-suite / WC

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

Bedroom Three

12'4 x 12

Bedroom Four

10'7 x 9

Bedroom Five

10'2 max x 9

Fitted Wardrobes

Family Bathroom / WC

9'11 x 7'9

White suite, shower, freestanding claw footed bath, pedestal wash basin, WC, airing cupboard.

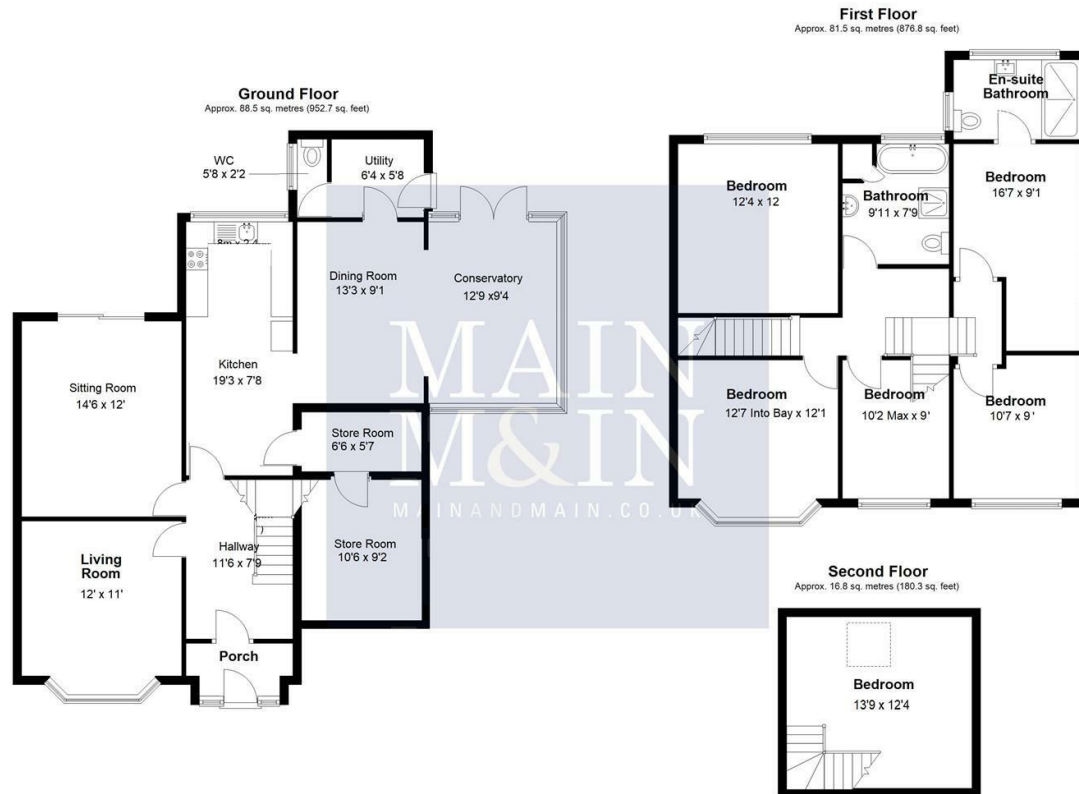
Loft Room

13'9 x 12'4

Eaves storage, Velux window, NB. There is no fire door at the bottom of the stairs

Tenure: Freehold

Council Tax: SMBC E



To view this property call Main & Main on 0161 437 1338



Company Registration No. 5615498

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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
Current	Potential
79	61
Environmental Impact (CO ₂) Rating	
	EU Directive 2002/91/EC
Current	Potential

