



26 Marquis Drive
Heald Green SK8 3HS
Offers Over £350,000

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26 Marquis Drive Heald Green SK8 3HS

Offers Over £350,000

Forming part of a well-regarded residential area and standing on a well-proportioned garden plot, this detached residence is offered for sale with no onward chain. The property has been well-maintained and it will appeal to those looking for a property which will now benefit from some further updating.

The house stands well back from the road behind an attractive garden and a pattern-imprinted concrete driveway which provides off road parking space. This leads to an attached garage which features a recently-installed electric door with remote control.

An entrance vestibule leads to a spacious living room, with bay window overlooking the front garden. There is a separate dining room, with doors leading to a well-proportioned conservatory. A fitted kitchen features a range of integrated appliances.

To the first floor, a landing leads to the principal bedroom which has fitted wardrobes and bedroom furniture. There are two further bedrooms, the third also featuring fitted units. Completing the accommodation is a bathroom which is fitted with a white suite, with shower above the bath.

To the rear of the house is a private garden which is laid to lawn, with well-stocked decorative borders, a seating area, pond and a storage shed. There is gated access alongside the property.

Marquis Drive is well-placed for access to transport networks, local amenities and schools for all age groups. An early internal inspection is strongly advised, in order to avoid disappointment.

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Well-proportioned Gardens
- Large Driveway
- Attached Garage
- Popular Location
- No Onward Chain

Entrance Vestibule
5'6 x 3'5

Living Room
14'8 max x 16'2 max

Dining Room
7'9 x 9'5

Conservatory
11'5 x 8'10

Kitchen
7'8 x 10'9

First Floor Landing
With access to loft space.

Bedroom One
12'0 x 9'5

Bedroom Two
9'0 x 9'5 red to 7'9

Bedroom Three
7'9 x 6'6

Bathroom
5'10 red to 3'6 x 8'1 red to 4'5
(L-shaped)

Externally
Attractive lawned garden to the front, with driveway providing parking space.
Enclosed garden to the rear with lawn, seating area and pond.

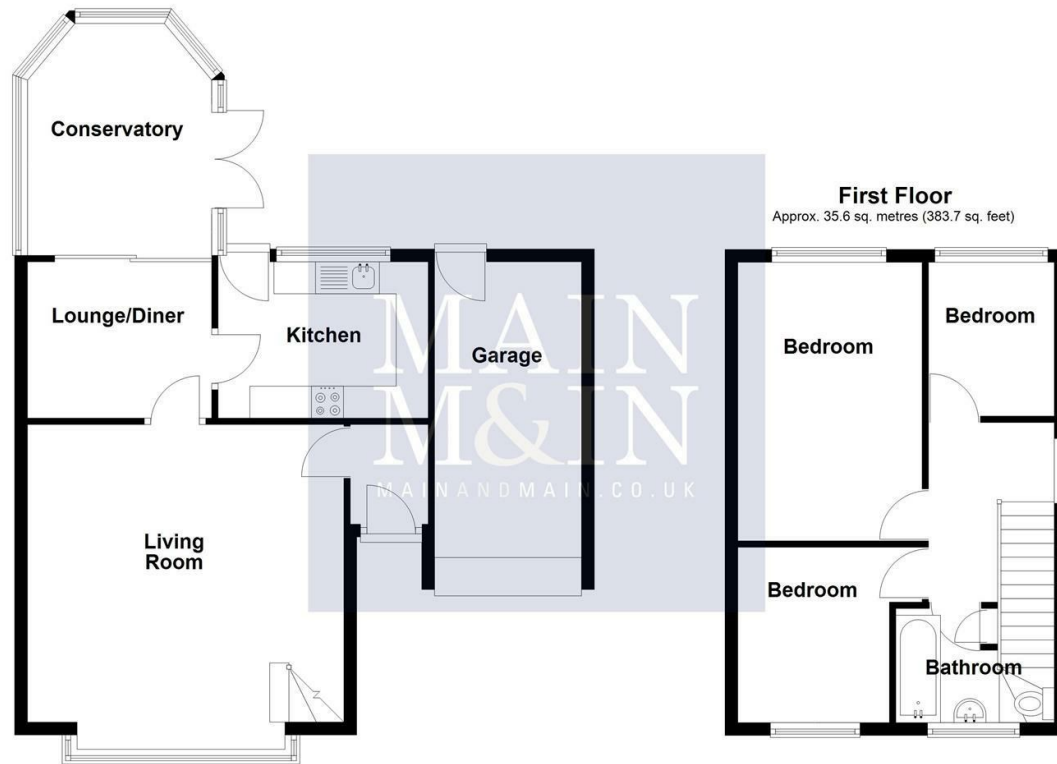
Attached Garage
16'2 x 7'5
With electric door plus rear access.



Tenure: Freehold
Council Tax: Stockport D



Ground Floor
Approx. 63.6 sq. metres (684.3 sq. feet)

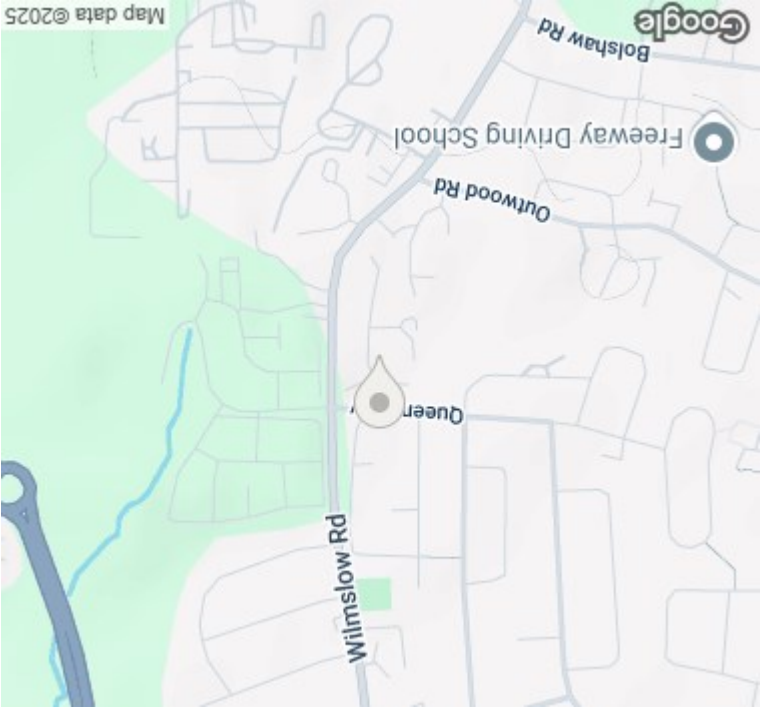


First Floor
Approx. 35.6 sq. metres (383.7 sq. feet)

Total area: approx. 99.2 sq. metres (1068.0 sq. feet)



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 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
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions
Current	Potential
84	68

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