



46 Rossendale Road
Heald Green SK8 3HF
Asking Price £350,000

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46 Rossendale Road

Heald Green SK8 3HF

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For Sale by Private Treaty on instructions from the Executors, a Three Bedroom Semi Detached in need of updating.

Occupying an excellent plot, this FREEHOLD property has the benefit of a conservatory at the rear off the dining room. It offers: Entrance Hall, Lounge, Dining Room, Conservatory, Kitchen, Landing, Three Bedrooms, Bathroom/WC. Outside is a detached garage, gardens to both the front and rear.

Rossendale Road lies off Queensway in a much sought after part of Heald Green. Within the SK8 postcode are excellent local facilities to include schooling, shops, transport etc.

Houses of this road requiring updating seldom come to market and we strongly recommend an early viewing.

NO ONWARD CHAIN.

- Gas Central Heating (Modern Boiler)
- PVCU Double Glazing
- Conservatory
- Private Rear Garden
- Three Bedrooms
- Freehold
- NO ONWARD CHAIN



Entrance Hall
12'9" x 6'5"
Double Glazed Front Door and Double Glazed Solar Panels

Through Lounge/Dining Room
24'6" x 10'10" to 9'3"
Feature Adam Style Fire Surround & Marble Hearth/Back, Dado Rails, PVCU Double Glazed Sliding Door to:

Conservatory
13'3" x 8'1"
Brick Base, PVCU Double Glazing and Double Doors to Garden
Laminate Floor

Fitted Kitchen
10' x 7'10"
Part Tiled Walls (Limestone), Cream Fitted Units, Work top lights
Gas Hob and Extractor Hood, Under Oven/Grill, Inset Lighting
Double Glazed Side Door, Space for Fridge Freezer, Larder Cupboard

Landing

Bedroom One
13'8" x 10'2"
Fitted Wardrobes, drawers and dressing table

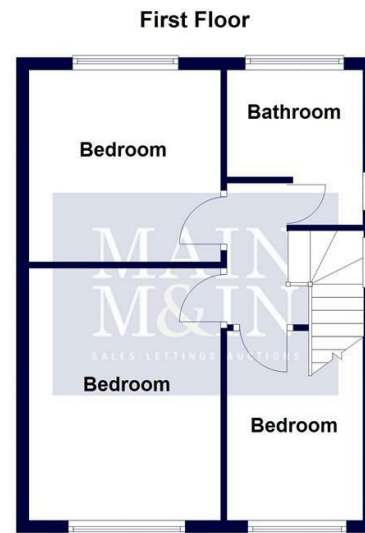
Bedroom Two
10'5" x 10'1"
Linen cupboard

Bedroom Three
10'1" x 7'2"
Built in Cupboard

Bathroom/WC
8'1" x 7'2"
Tiled Walls, Panelled Bath, White Suite, Low Level WC
Wash Basin with cupboard below

Outside
Block paviour driveway to Detached Concrete Garage
Patio, Garden Shed, Fencing, Lawn, Flower Beds etc

Tenure: Freehold
Council Tax: SMBC C



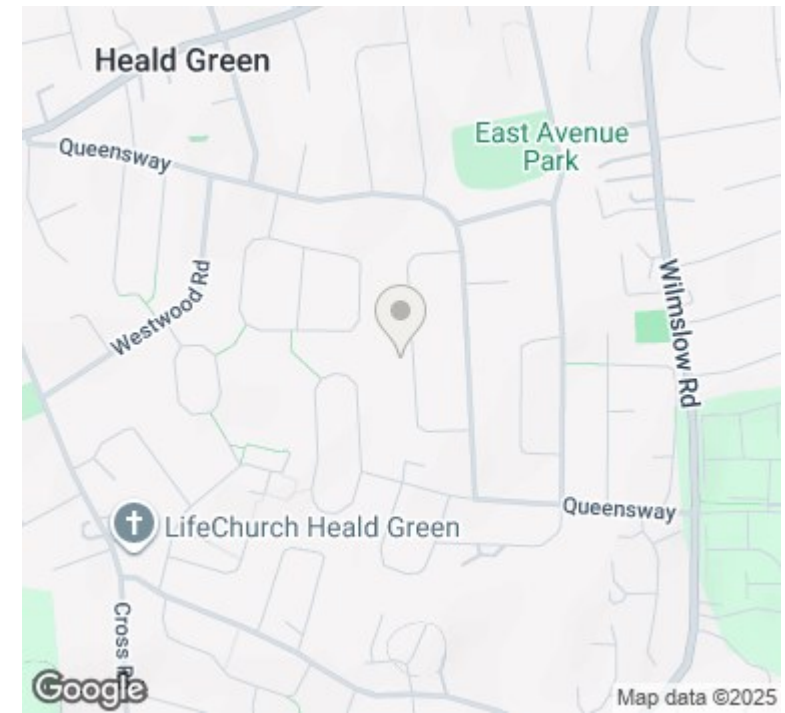
For Illustration Purposes Only. Not To Scale
Plan produced using PlanUp.

46 Rossendale Road, Heald Green



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

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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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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