



70 Eastleigh Road  
Heald Green SK8 3EJ  
Asking Price £310,000

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# 70 Eastleigh Road Heald Green SK8 3EJ

Asking Price £310,000

A FREEHOLD, Extended, Two/Three Bedroom Chalet style Semi Detached. NO ONWARD CHAIN.

Instructions are received from the executors to sell this compact extended home which requires a degree of updating (it does have a modern fitted shower room/WC).

The property lies close to Heald Green Village in a much sought after part of Heald Green. The property comes to the market for the first time in more than fifty years. The late owner maintained the fabric of the building to a good condition however parts of the interior are dated but clean. Once works are complete it will provided a lovely home in which to reside.

The accommodation is as follows: Storm Porch, Hallway, Lounge, Dining Room, Kitchen, Rear Porch, Downstairs Shower Room/WC. Upstairs are Two Bedrooms with a doorway to either a third bedroom/study. It would convert to a lovely en-suite if required. Outside are established gardens to the front and rear together with driveway.

- Gas Central Heating
- PVCU Double Glazing
- Two Bedrooms
- Possible Third Bedroom or Study or En-Suite
- Modern Shower Room/WC
- Established Gardens
- Freehold
- NO ONWARD CHAIN

Storm Porch

Entrance Hall

6'5" x 5'4"

PVCU Double Glazed Front Door

Tenure: Leasehold  
Council Tax: SMBC C

Lounge

13'8" x 12'8"

Store Cupboard

Dining Room

13'8" x 13'1"

Picture Window

Shower Room/WC

6'8" x 5'4"

Wall Tiling in Grey and Floor Tiling

Modern White Suite with Shower Units, Wash Basin, Low Level WC

Kitchen

9'3" x 8'3"

Fitted Units, Wall Mounted Gas Boiler

Door to rear porch

Rear Porch

5'6" x 4'4"

Landing

Built in Cupboard with Hot Water Cylinder

Bedroom One

12' x 11'2"

Bedroom Two

12'2" x 8'3"

Fitted Wardrobes

Door to:

Study/Dressing Room

10'4" x 8'4"

Storage to Eaves.

This room would make an ideal en-suite.

Outside

Gardens to the front with driveway,. Gate leading to an enclosed rear established garden.

Garden shed (poor condition)

Lease Details

999 Year Lease, 941 years remaining.

Lease start March 5th 1968.

Ground Rent £3 per annum, fixed.

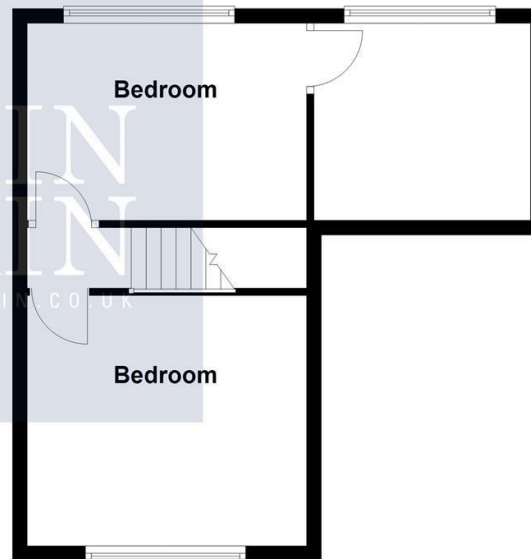




**Ground Floor**  
Approx. 49.3 sq. metres (530.9 sq. feet)



**First Floor**  
Approx. 35.3 sq. metres (379.9 sq. feet)



Total area: approx. 84.6 sq. metres (910.8 sq. feet)



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





Company Registration No. 5615498

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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	
	EU Directive 2002/91/EC
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO2 emissions	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	EU Directive 2002/91/EC
Very environmentally friendly - lower CO2 emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
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(39-54) E	
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