



4 Lea Road  
Heald Green SK8 3RD  
Asking Price £595,000

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# 4 Lea Road Heald Green SK8 3RD

Asking Price £595,000

An Impressive, Freehold, individual 4/5 Bedroom Detached, built in the 1930s and having a Lakeland slate upper bay to the front elevation.

Situated close to the village on a much sought after road, this lovely family home has been very well maintained by the owner over the last forty plus years. Since built, the property has had the roof retiled/felted, repointing etc. Internally, the property offers excellent accommodation and has the benefit of either a fifth bedroom/home office. The property stands on an excellent plot and has the benefit of parking to the front for 2-3 cars.

Lea Road is situated close to Heald Green Village, schooling, and transport etc. Further afield are the large centres on the A34 bypass (John Lewis, Sainsbury's, M&S etc). Within a couple of miles are both the M56/M60 motorways and Manchester Airport.

This property must be placed at the top of the any buyer's viewing list within this price bracket.

- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- 4/5 Bedrooms
- Freehold
- Large Garden Plot
- Viewing Essential

Tenure: Freehold  
Council Tax: SMBC E

Entrance Porch  
7'1 x 4'7

Entrance Hall  
13'1 x 7'8

Sitting Room  
14'3 ( into bay ) x 11'9  
Bay Window

Living Room  
21'4 ( max ) x 15'4 ( max )  
Inglenook with Gas fire with surround, Sliding Patio door to the rear

Kitchen /Dining Area  
16'6 x 15'8 reducing to 12'2  
Modern Kitchen Diner fitted with Fitted Fridge, extractor hood ,range cooker, Loft Access( Kitchen extension

Utility Room  
8'4 x 6'2  
Wall Units, Plumbing for washing machine, Boiler

Downstairs WC  
4'9 x 3'9  
Wall Mounted sink, Low level wc

Landing  
Loft Access

Bedroom One  
14'1 ( into bay ) x 11'9  
Fitted Wardrobes

Bedroom Two  
12'4 x 11'9  
Built in Wardrobe

Bedroom Three  
13'1 x 7'8

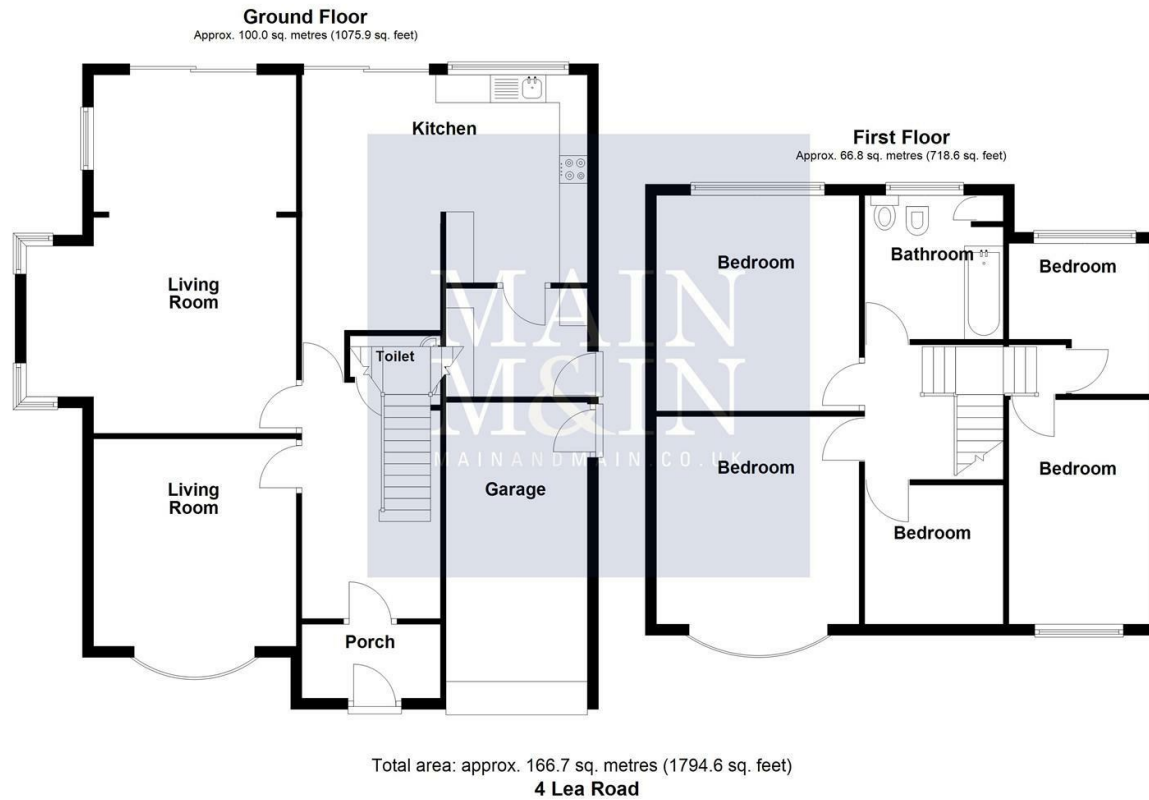
Bedroom Four  
8'1 x 7'9  
Fitted desk

Study / Bedroom Five  
7'2 x 4'6 inc to 7'8  
Fitted desk

Bathroom  
8'5 x 7'8  
Bath with over shower, Tiled walls and tiled floor, heated towel rail, Pedestal wash basin, bidet, WC

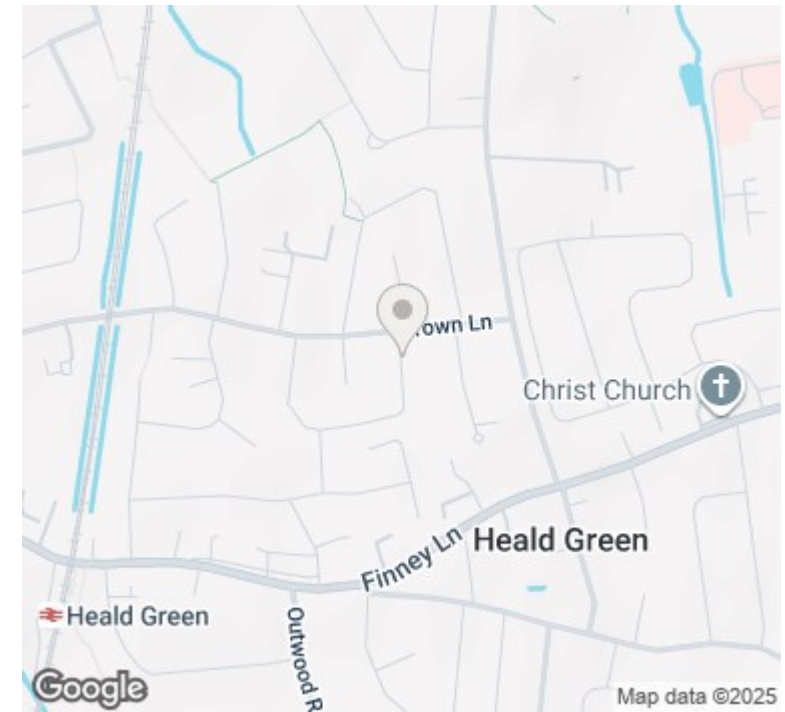
Integral Garage  
16'9 x 8'12

External  
Parking for Three cars at the front, To the rear , patio paving, lawns, raised flower beds, Ornamental Pond, Pergola.



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                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (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                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

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**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