



29 Queensway
Heald Green SK8 3EB
Asking Price £350,000

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29 Queensway Heald Green SK8 3EB

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A three bedroom extended semi detached with a good-sized private garden.

For Sale with 'NO CHAIN'

This property comes to the market for the first time since built in the 1950's It lies close to Heald Green village and station, In addition other facilities lie close by i.e. The large stores on the A34 bypass (John Lewis, Sainsburys etc). Schooling for age groups can be found within the SK8 postcode both State and Private.

This property requires a degree of updating. However, it has been re-roofed since being built (Approx. 10 Years ago) It offers: Entrance porch, Entrance Hall, Lounge into Dining Room. Kitchen, downstairs WC, Landing, Three bedrooms, Shower room / WC. Outside is a detached Garage, Gardens to both the front and rear.

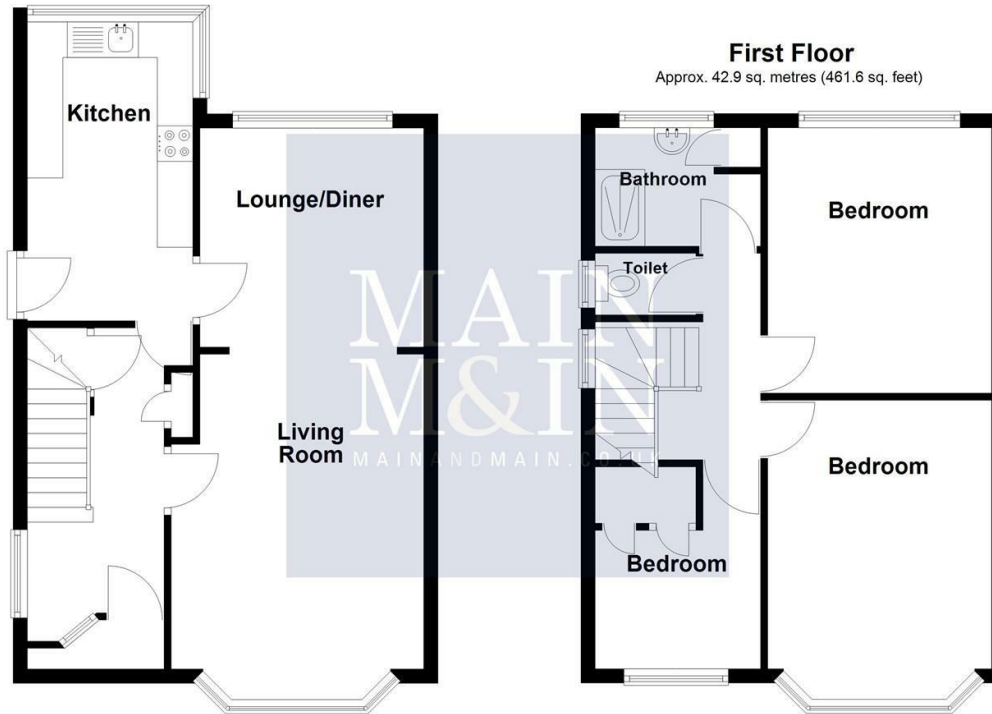
- Gas Central Heating
- Updating Required
- Three Bedrooms
- Downstairs WC
- Cavity Wall Insulation
- PVCU Double Glazing
- Private Rear Garden
- Re-Roofed
- No Onward Chain

Tenure: Leasehold
Council Tax: SMBC C

- Storm Porch
- Entrance Hall
13'9 x 6'7
Storage Cupboard
- Downstairs WC
Tiled walls and floor Low Level WC, wash basin
- Lounge
16' (into bay) x 11'4
Inset gas effect fire place, Opening into:
- Dining Room
10'4 x 9'4
- Extended Kitchen
12'4 x 7'9
Tiled walls, Fitted units, work surfaces, electric cooker, plumbing for washing machine, space for fridge freezer, Inset ceiling lights
- Landing
Loft Access
- Bedroom One
14'5 x 10'5
Fitted wardrobes
- Bedroom Two
11'11 x 10'4
Fitted Wardrobes
- Bedroom Three
9'3 x 7'5
Built in cupboard
- Shower Room
7'4 x 5'5
Tiled walls and floors, shower cubicle, Pedestal wash basin, cupboard with wall mounted gas boiler and hot water cylinder
- Separate WC
Low level WC
- Outside
Detached Garage 17 x 8, Block patio driveway, side gates, Gardens to front and rear to include fencing, trees, shrubs, fruit tree etc.
- Lease Details
In residue of 999 Years fixed nominal ground rent to be confirmed



Ground Floor
Approx. 46.3 sq. metres (498.9 sq. feet)

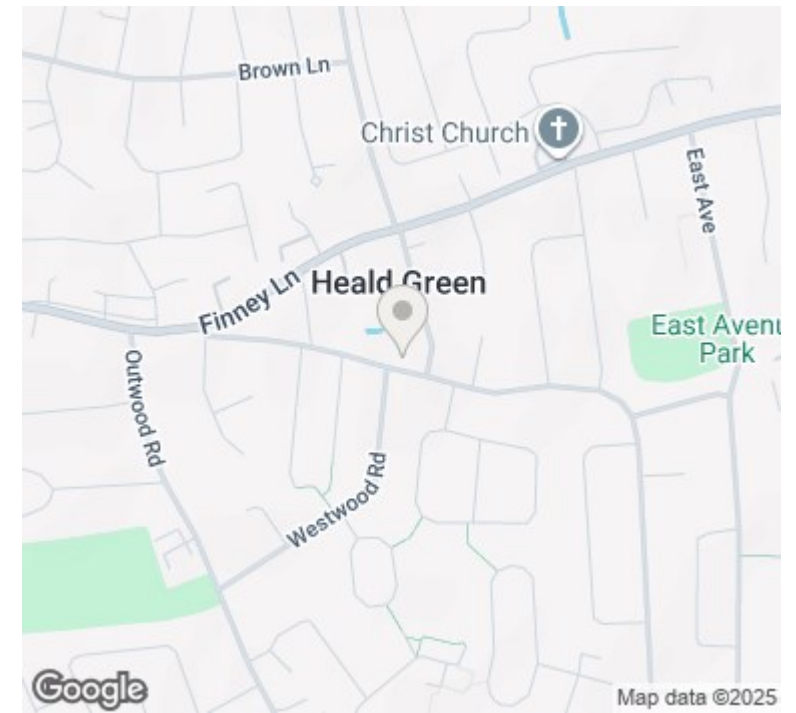


First Floor
Approx. 42.9 sq. metres (461.6 sq. feet)

Total area: approx. 89.2 sq. metres (960.4 sq. feet)
29 Queensway



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 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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