



40 Marquis Drive
Heald Green SK8 3HS
£295,000

MAIN
M&IN

SALES · LETTINGS · AUCTIONS

MAINANDMAIN.CO.UK



40 Marquis Drive Heald Green SK8 3HS

£295,000

Located towards the end of a pleasant cul-de-sac, this end of terrace home stands behind a driveway which provides off road parking space, alongside a garden area.

An entrance porch opens to a spacious living room. There is a modern fitted dining kitchen with range of integrated appliances. Sliding doors to the side open to the garden.

To the first floor a landing leads to the two double bedrooms and a bathroom which is fitted with a white suite.

The rear garden has a paved seating area and lawned section, with a timber storage shed.

Marquis Drive forms part of a popular residential area, well-located for ease of access to amenities, transport networks and schools for all ages.

This property is likely to appeal to a wide range of purchasers - We advise an early internal inspection.

Tenure: Freehold
Council Tax: Stockport C

- Two Double Bedrooms
- Spacious Living Room
- Modern Fitted Dining Kitchen
- Family Bathroom
- Driveway
- Gardens
- Cul-de-sac Location
- Viewing Advised

Entrance Porch

Living Room
13'0 red to 9'6 x 14'7

Dining Kitchen
12'0 red to 8'6 x 14'7

First Floor Landing

Bedroom One
9'9 x 14'6

Bedroom Two
8'9 x 10'9 red to 7'10

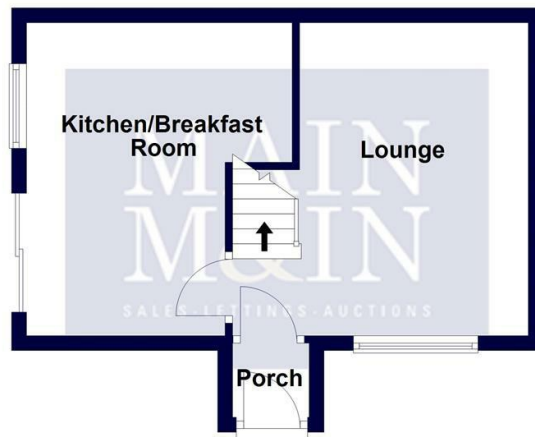
Bathroom
6'5 x 5'6

Externally
Driveway to the front with garden area.
Garden area to the side and rear, with paved seating area, lawn and timber shed.





Ground Floor



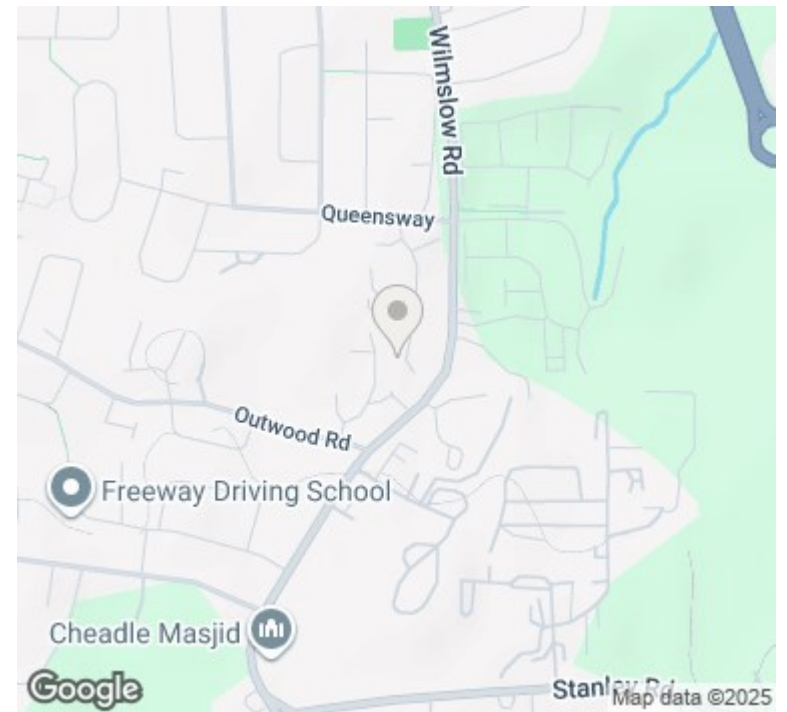
First Floor



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

40 Marquis Drive, Heald Green

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	

mainandmain.co.uk

Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498