



41 Newbury Road
Heald Green SK8 3PB
£315,000



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Having benefited from a large dormer-extension, this terraced home offers much more than meets the eye from the road.

The accommodation is well-suited to family purchasers in particular. An entrance hallway leads to a spacious living room with dual aspect and feature fireplace. There is a large dining kitchen with doors to both the front and rear gardens.

To the first floor is a landing which leads to three bedrooms, a family bathroom and a separate WC.

Stairs rise to the second floor where there are two well-proportioned double bedrooms which have fitted furniture.

The house stands behind a lawned garden. To the rear is an attractive garden which is laid to lawn with seating area, large pond, pergola and a storage shed.

The property forms part of a sought-after residential area, well-placed for access to amenities, transport networks and schools for all age groups.

An internal inspection is essential in order to fully appreciate all that this home has to offer.

- Five Bedrooms
- Spacious Living Room
- Dining Kitchen
- Family Bathroom
- Separate WC
- Gardens Front and Rear

Tenure: Freehold
Council Tax: SMBC B

Entrance Hallway

Living Room
18'10" x 11'3"

Dining Kitchen
19'0" red 9'2" x 11'6" red 8'1"

First Floor Landing
With storage cupboard.

Bedroom
8'3" x 11'1"

Bedroom
8'3" plus alcove x 7'6"

Bedroom
8'3" x 13'0"

Bathroom
4'10" x 5'5"

Separate WC

Second Floor Landing

Bedroom
8'1" max x 13'0"

Bedroom
11'4" x 13'0"

Externally
Garden area to the front.
Well-proportioned garden to the rear with lawn, seating area, pond and timber shed.





Ground Floor



First Floor



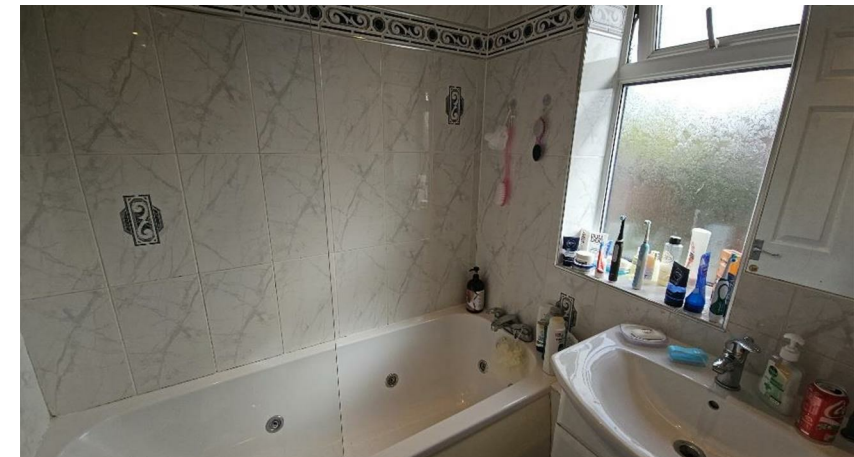
Room in Roof



For illustration purposes only, not to scale.
Plan produced using PlanUp.

41 Newbury Road, Heald Green

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





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

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Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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

