



41 Newbury Road
Heald Green SK8 3PB
Offers Over £300,000

MAIN
M&IN
SALES · LETTINGS · AUCTIONS

MAINANDMAIN.CO.UK



41 Newbury Road Heald Green SK8 3PB

Offers Over £300,000

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

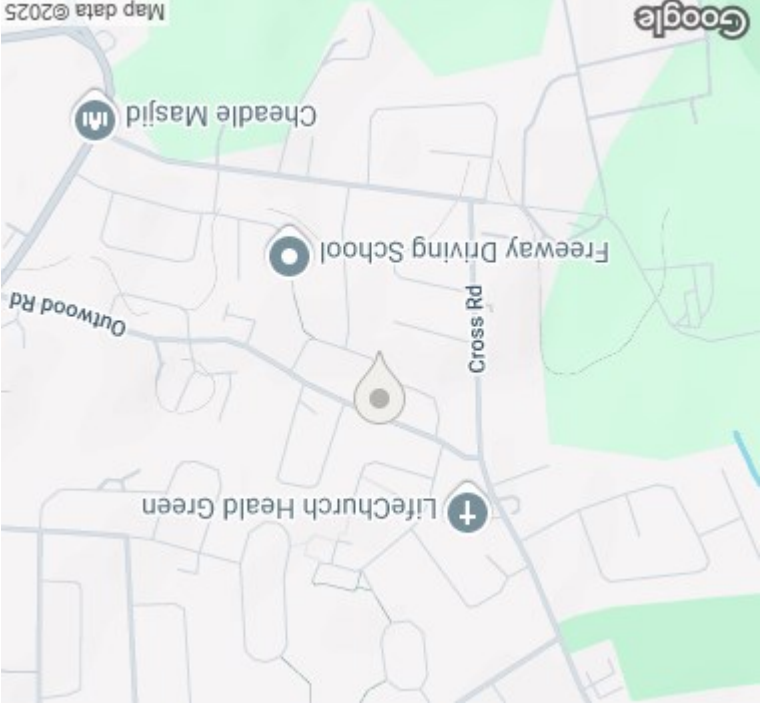
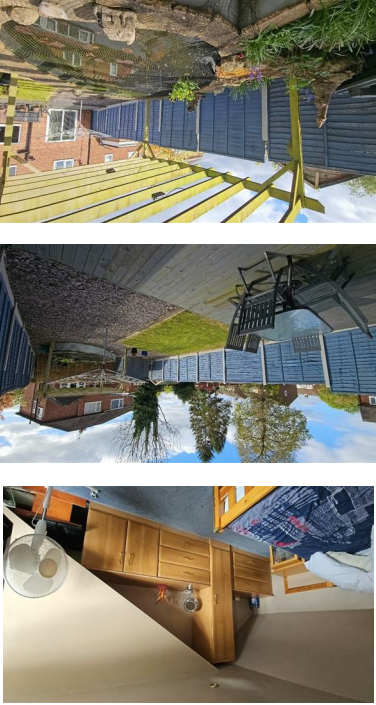


For illustration purposes only, not to scale.
Plan produced using PlanUp.

41 Newbury Road, Heald Green



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



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	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs
(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 environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
Current	Potential
82	70
Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very environmentally friendly - lower CO2 emissions	Very environmentally friendly - lower CO2 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 environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
Current	Potential

mainandmain.co.uk

Heald Green (Head Office) 198 Finney Lane • Heald Green • Stockport • 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