



116 Oakdale Drive  
Heald Green SK8 3SW  
Offers Over £475,000



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# 116 Oakdale Drive Heald Green SK8 3SW

Offers Over £475,000

Available with the benefit of having no onward chain, this spacious detached residence offers well-presented family accommodation which comprises: Entrance porch, entrance hallway, a large open-plan living/dining room has sliding doors to a conservatory. The kitchen is fitted with a double-oven, gas hob and an integrated dishwasher and fridge. There is also a downstairs WC.

To the first floor is a landing which leads to the bedrooms - there are four, all of which are well-proportioned. A bathroom which is fitted with a white suite completes the property.

The house has benefited from recent redecoration and the majority of rooms have been re-carpeted.

The property stands behind a driveway which provides off road parking space in addition to an attached garage. To the rear is a large garden with seating area, lawn, decorative borders and an assortment of established trees and shrubs.

Oakdale Drive is a sought-after residential location which is well-placed for access to schools for all age groups. Plentiful amenities are readily accessible and there are excellent transport network connections nearby.

- Gas Central Heating
- PVCU Double Glazing
- Four Bedrooms
- Open-plan Living/Dining Room
- Fitted Kitchen
- Downstairs WC
- Driveway
- Garage
- Gardens
- No Onward Chain

Entrance Porch  
9'11" x 3'9"

Entrance Hallway  
13'3" x 4'2"

Living/Dining Room  
23'11" x 11'7"

Conservatory  
13'7" x 12'2"

Downstairs WC  
2'8" x 7'5"

Kitchen  
7'11" x 12'7"

First Floor Landing

Bedroom One  
12'4" x 11'9"

Bedroom Two  
11'8" x 9'9"

Bedroom Three  
9'3" x 12'8"

Bedroom Four  
8'4" red to 6'0" x 8'10"

Bathroom  
8'4" x 5'7"

Attached Garage  
17'1" x 8'11"

Externally  
Garden to the front with driveway.  
Enclosed garden to the rear with lawn and seating area.

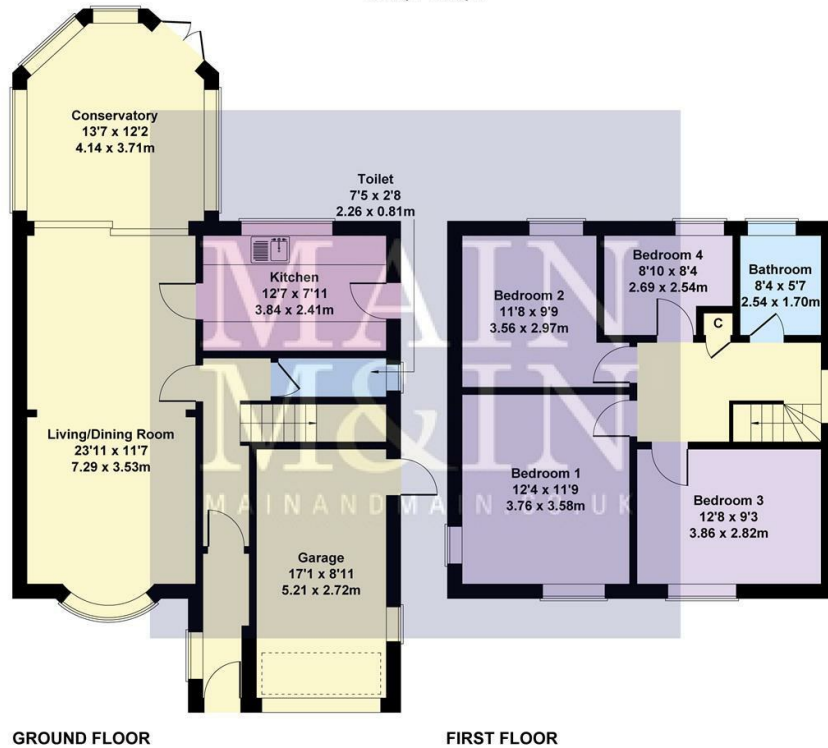


Tenure: Freehold  
Council Tax: Stockport E





**Oakdale Drive**  
 Approximate Gross Internal Area  
 1446 sq ft - 134 sq m



Not to Scale. Produced by The Plan Portal 2024  
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To view this property call Main & Main on 0161 437 1338





**Cheadle Hulme Office** 29 Station Road ♦ Cheadle Hulme ♦ Stockport ♦ SK8 5AF ♦ 0161 485 1919

**Lettings (1<sup>st</sup> Floor)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666

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EU Directive 2002/91/EC	
Very energy efficient - lower CO2 emissions (92 plus) A	(81-91) B
(69-80) C	(55-68) D
(39-54) E	(21-38) F
(1-20) G	
Not environmentally friendly - higher CO2 emissions	

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

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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.

