



105 East Avenue, Heald Green, SK8 3BS

Offers over £400,000



****OPEN DAY ON SATURDAY 30TH AUGUST 2025* **NO CHAIN*****

We are delighted to Introduce to the Sales Market this FABULOUS 1960s Three Bedroomed DETACHED Family Home in Heald Green. Situated close to the Heart of the village, the property offers Perfect Accommodation for a small and growing family, complete with Large Kitchen Diner and Herbaceous and Well Tended Lawned Gardens. With an Array of Amenities within WALKING DISTANCE, as well as Heald Green Railway Station offering a direct commute to Manchester City Centre, the property is also Ideally Situated for those needing to commute.

In brief, the accommodation comprises: Entrance into a Porch and through into a Beautifully Presented Hallway with downstairs WC. The Large Reception Room runs from front to back and offers Fantastic Family Living and Dining Space. To the rear is a Generous and Modern Dining Kitchen, complete with appliances. There are THREE DOUBLE BEDROOMS to the first floor, with a Luxury Family Bathroom and Separate Walk-In Shower Cubicle.

Externally, there are beautifully tended Lawned Gardens to the Front and Rear, with Off-Road Parking via Driveway for several vehicles. There is also a Detached Single Garage offering Valuable Additional Storage Space.

The property is leasehold with 935 years remaining, and Council Tax Band- D. EPC- D.

- **Open Day on Saturday 30th August 2025**
- **Large Detached Property**
- **Large Family Room with Dining Space**
- **Luxury Family Bathroom with Separate Shower**
- **Detached Garage**

- **No Onward Chain**
- **Three Double Bedrooms**
- **Fitted Dining Kitchen with Appliances**
- **Beautifully Tended Lawned Gardens**
- **Leasehold**

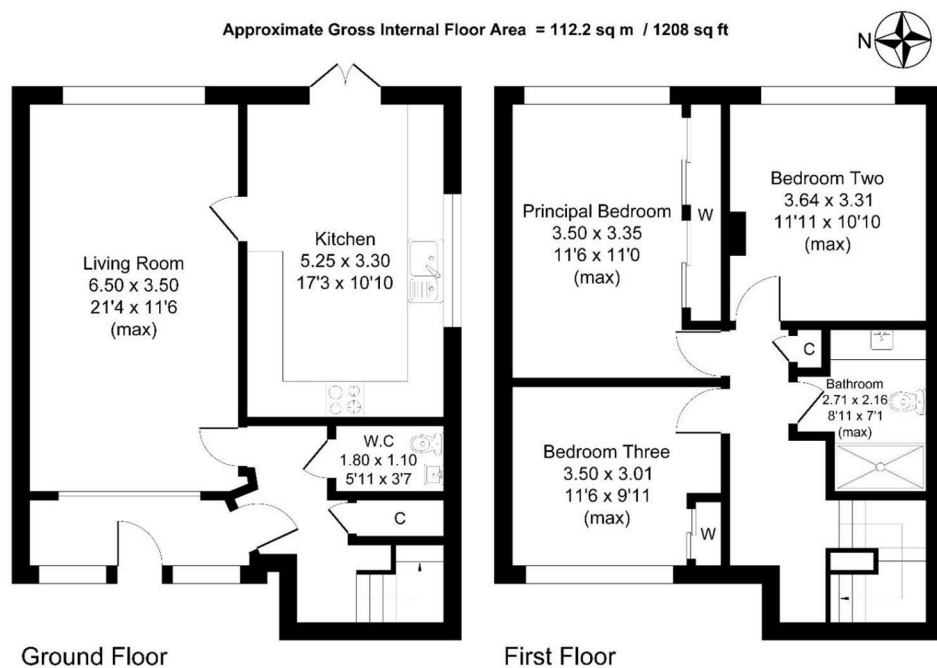

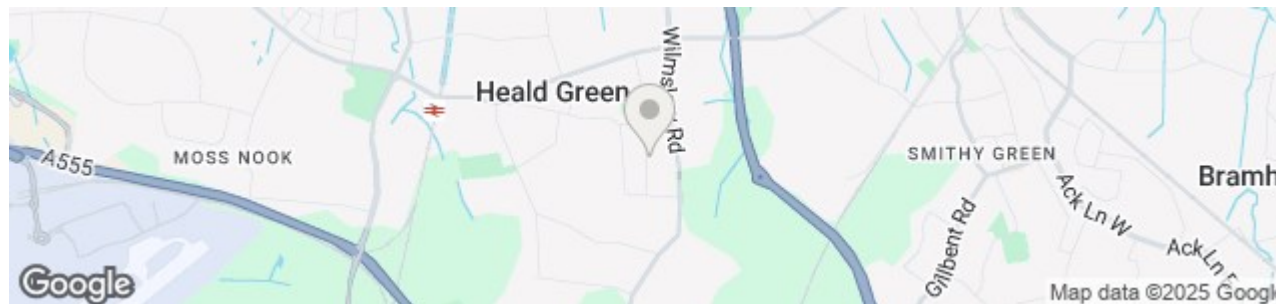


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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