



43 Eastleigh Road
Heald Green SK8 3EJ
Asking Price £335,000

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43 Eastleigh Road Heald Green SK8 3EJ

Asking Price £335,000

A Three Bedroom, Semi Detached, in need of updating. NO ONWARD CHAIN.

This property lies within 200 yards of Heald Green Village. Also close by is Heald Green Train Station and local transport on Finney Lane.

The property stands on a good sized plot and once updated will provide an excellent home in which to reside. The accommodation is as follows: Entrance Hall, Lounge into Dining Room, Kitchen, Landing, Three Bedrooms, Bathroom/WC. Outside: Detached Garage, Gardens to the front and rear.

Heald Green lies some nine miles south of Manchester City Centre in a much sought after commuter belt. Also both the M56/M60 Motorways are within a few miles.

Viewing Essential.

- Three Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- In need of updating
- Close to Village
- NO ONWARD CHAIN
- Rewired 2025

Tenure: Leasehold
Council Tax: SMBC C

Hallway
14'5 (max) x 6'8

Living Room
15'6 x 10'9
Stone fireplace, Opening to

Dining Room
10'9 x 9'3

Kitchen
11'5 x 6'7
Fitted units and work surfaces, Inset gas hob, integrated oven and grill, plumbing for washing machine, spaces for appliances.

Downstairs WC
6'9 red to 2'1 x 3'8 (max)
White Suite.

Landing
9'6 x 6'8
loft access

Bedroom One
11'5 x 6'7
Fitted Wardrobes

Bedroom Two
12'1" x 10'9"

Bedroom Three
6'8 x 6'7

Shower Room
6'7 x 5'0
Part tiled walls, Corner shower unit, wash basin, heated towel rail, Hot water cylinder

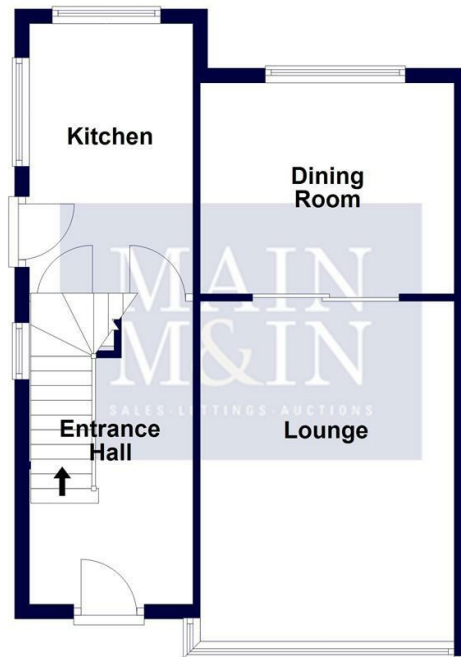
Seperate WC
4'1 x 2'1
WC

External
To the front: garden area with a driveway providing off road parking . Side gates.
To the rear is a well-proportioned lawned garden and Patio, shrubs, fencing and detached garage 15'2" x 8'0"

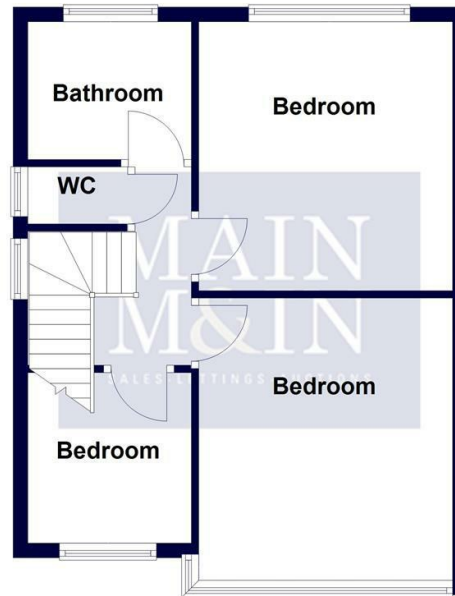




Ground Floor



First Floor

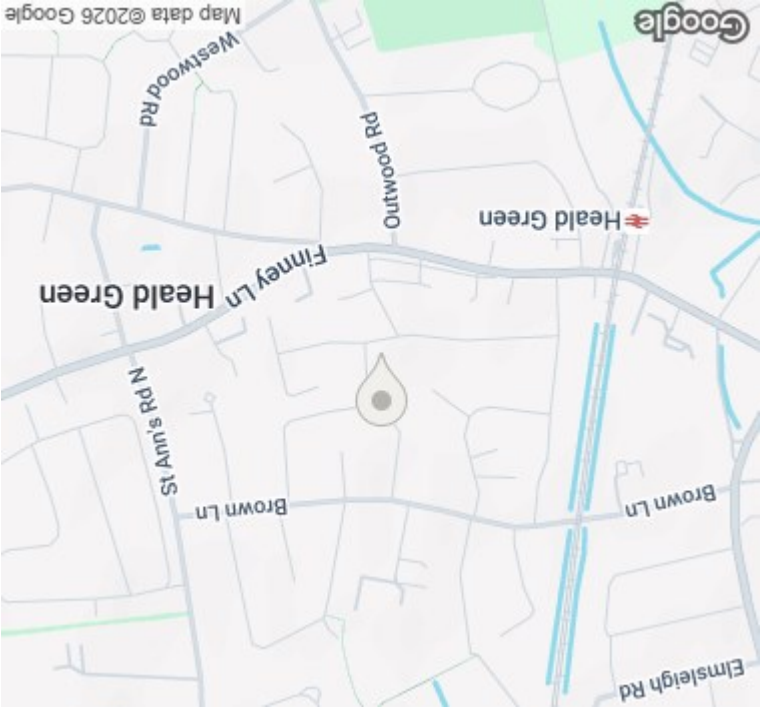


For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

Eastleigh 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	
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 environmentally friendly - higher CO2 emissions	
Current	75
Potential	62

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	
Very environmentally friendly - 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	
Current	
Potential	

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Company Registration No. 5615498