



1 Coppice Court  
Heald Green SK8 3JY  
Asking Price £400,000

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# 1 Coppice Court

## Heald Green SK8 3JY

Asking Price £400,000

A Stylish, Modern, Freehold, Three Bedroom, Two Bathroom Semi-Detached.

This is a hidden gem: Tucked away in a quiet cul-de-sac just off Westwood Road, Coppice Court is a stylish modern development constructed by Pochins.

Offered for sale with the benefit of no onward chain, this semi-detached residence is sure to impress those seeking a property which can be occupied without the need for further expenditure.

The accommodation comprises: Entrance hallway, a spacious living room with bay window, a large fitted kitchen with integrated appliances, utility room, downstairs WC and a well-proportioned conservatory with insulated roof.

To the first floor, a landing gives access to the master bedroom which features fitted furniture and an en-suite shower room with WC. There are two further good-sized bedrooms and a family bathroom which is fitted with a white suite.

The property stands behind a double-width driveway and a garden area. A gate gives access to a wide space to the side of the house which leads on to an enclosed garden to the rear with paved seating area, lawn and timber shed.

It lies close to Heald Green Village, schooling and transport.

This is a most appealing home which must be seen: An early viewing is essential.

Chain Free

Tenure: Freehold  
Council Tax: SMBC D

- Three Bedrooms
- Two Bathrooms (One Ensuite)
- UPVC Double Glazing
- Driveway
- Gardens
- Cul-de-sac location

Entrance Hallway

Lounge  
16'9" x 12'7"

Kitchen  
14' red to 12'5" x 11'

Utility Room  
5'4" x 4'4"

Downstairs WC  
4'8" x 4'5"

Conservatory  
9'11" x 11'8"

First Floor Landing  
Storage and access to loft void storage

Bedroom One  
9'8" x 9'6"  
to Wardrobes

Ensuite Shower Room/WC  
8'1" x 5'11"

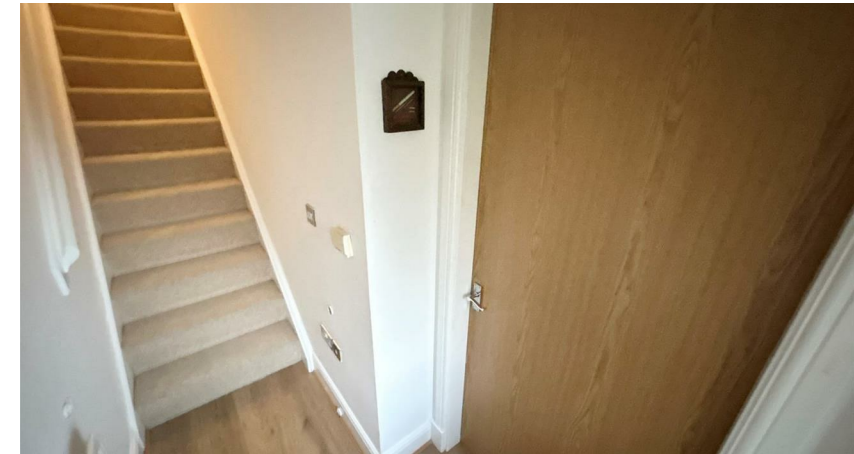
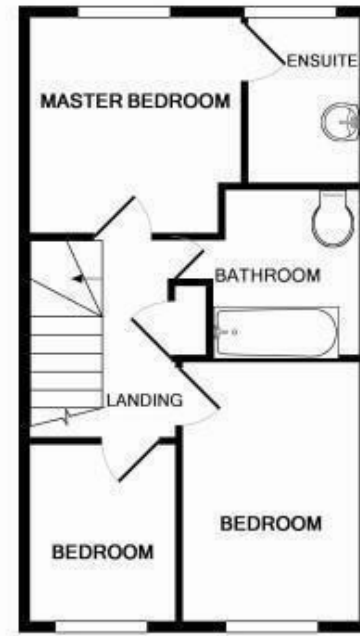
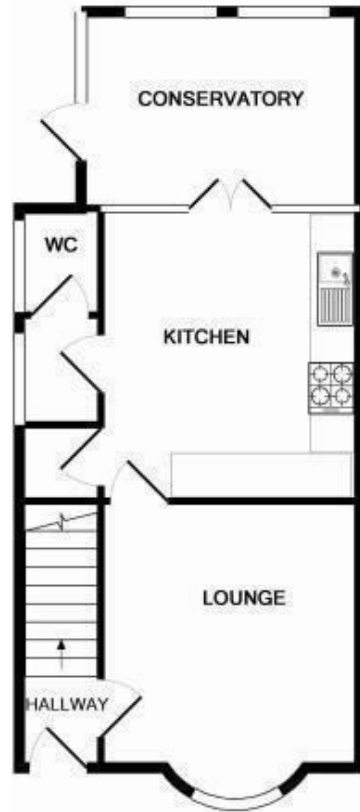
Bedroom Two  
11'8" x 8'6"

Bedroom Three  
6'11" x 6'10"

Bathroom  
8'6" x 7'3"

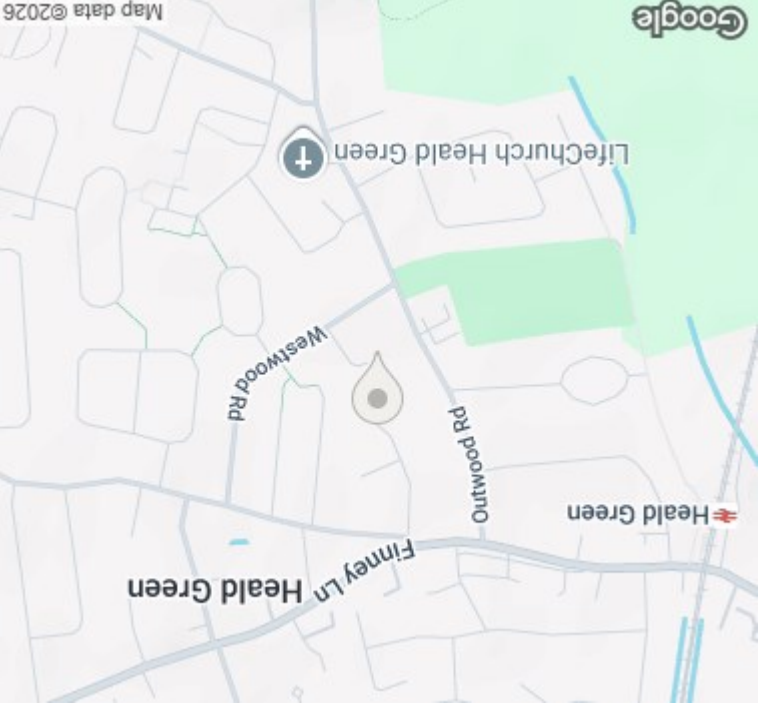
Externall  
Double Driveway and garden to front  
Gated access to rear, Enclosed garden to rear, Garden Shed.





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.

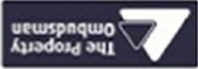
Energy Efficiency Rating	
EU Directive 2002/91/EC	England & Wales
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20)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

Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	England & Wales
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	Current
Potential	Potential

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Heald Green (Head Office) 198 Finney Lane • Heald Green • Stockport • Sales 0161 437 1338 • Auctions • 0161 437 5337

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



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