



83 Crantock Drive
Heald Green SK8 3EY
£365,000

MAIN
M&IN
SALES · LETTINGS · AUCTIONS

MAINANDMAIN.CO.UK



83 Crantock Drive Heald Green SK8 3EY

£365,000

This three bedroom semi-detached house is well-placed for access to amenities, transport networks and schools for all age groups.

A wide entrance hallway leads to a spacious through-room with modern panelling. The room leads on to a modern conservatory which overlooks the rear garden. There is a fitted kitchen with breakfast bar and a store room.

Upstairs are three well-proportioned bedrooms and a stylish refitted bathroom with white suite.

A garden fronts the house and there is a block-paved driveway which provides off-road parking space which has a large car-port alongside the house which provides useful shelter. The house is not directly overlooked to the front or rear, with a pleasant outlook across playing fields to the rear.

An internal viewing is essential in order to fully appreciate this most attractive home.

Tenure: Leasehold
Council Tax: Stockport C

- Gas Central Heating
- PVCU Double Glazing
- Driveway and Carport
- Conservatory
- Gardens
- Popular Location
- Viewing Essential

Entrance Porch

Entrance Hallway

Living/Dining Room
27'5" x 11'3" red to 8'1"

Breakfast Kitchen
11'10" x 8'4"

First Floor Landing

Bedroom One
12'4" x 8'10" to wardrobes

Bedroom Two
11'3" x 10'6"

Bedroom Three
9'5" red to 7'7" x 7'1"

Bathroom
7'10" x 7'3"

Externally:
Garden to the front.
Block-paved driveway with carport.
Enclosed rear garden.

Leasehold information:
941 years remaining on a lease which ends on 19/07/2955
Ground Rent: £16 PA payable.



GROUND FLOOR

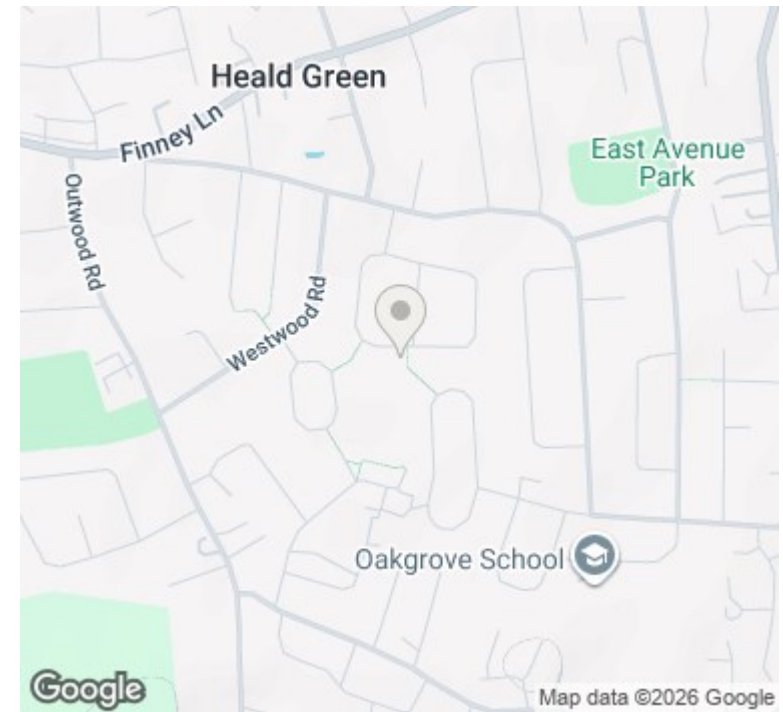


1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only



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			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

mainandmain.co.uk

Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ 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