



30 Greenway Road
Heald Green SK8 3NU
Asking Price £349,950



MAINANDMAIN.CO.UK



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A Two Double Bedroom, Detached Bungalow built by Stacey in the late 1950s. NO ONWARD CHAIN.

Ideally situated in a quiet location off Wilmslow Road, this lovely bungalow has been well maintained over the years and offers excellent living accommodation at the asking price. The property offers: Entrance Porch, Hallway, Lounge, Kitchen/Breakfast Area, Two Double Bedrooms, Shower Room and Separate WC. Outside is an attached brick garage. Gardens are both to the front and rear.

The property is roughly a mile from Heald Green Village and Train Station. A bus service runs along Wilmslow Road. Within a short drive are the large super stores on the A34 bypass which is accessed at the Lakeland Centre. This also provides access to Manchester Airport.

This property is well worth viewing with the asking price sensibly set.

- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Two Double Bedrooms
- Excellent Location
- Fully Boarded Loft
- NO ONWARD CHAIN

Entrance Porch
4'5 x 3'01

Tenure: To be confirmed
Council Tax: SMBC D

L shaped Hallway
Built in cupboards, Loft Access

Living Room
17'9 x 11'4

Kitchen
17'8 (max) x 7'2 (increasing to 9'2)
Built in cupboard with wall mounted combi boiler, Oven, electric hob with extractor fan, Plumbing for washing machine, enclosed side porch

Bedroom One
15'3 x 11'4
Bay window, fitted wardrobes

Bedroom Two
11'5 x 9'2

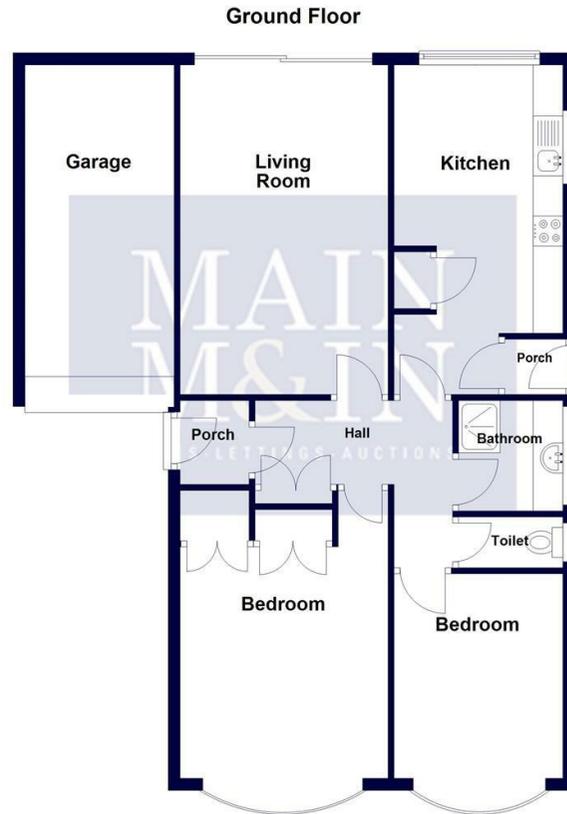
Shower Room
5'6 x 5'5
Corner shower unit, Wash basin, Heated towel rail

Separate WC
5'6 x 2'5
Low level WC

Garage
16'2 x 8'6

External
Parking to the front, Enclosed garden to the rear patio paving, lawns with decorative borders.





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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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	65	England & Wales		EU Directive 2002/91/EC	76

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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