



3 Heald Grove
Heald Green SK8 3RX
Offers In The Region Of £360,000

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3 Heald Grove

Heald Green SK8 3RX In The Region Of £360,000

Situated just off Styal Road yet close to Heald Green Village/Station, this bungalow comes to the market for the first time in over fifty years.

The property comprises: Storm porch, entrance hallway, an extended lounge, kitchen/breakfast area, two bedrooms and a shower room/WC.

Outside is a detached garage and there are gardens to both the front and rear - The rear garden is of generous proportions, with a lawned central section, seating areas and decorative borders.

The property requires a degree of updating which has been taken into account when assessing value.

Heald Green lies some nine miles south of Manchester City Centre in a much sought after commuter belt. Within a few miles are both the M56/M60 Motorways, Manchester Airport and the larger stores on A34 Bypass.

Offered for sale with no onward chain, this property offers excellent potential and is not to be missed.

- Gas Central Heating
- PVCU Double Glazing
- Two Bedrooms
- Great Potential
- Excellent Garden Plot
- No Onward Chain

Storm Porch

Hallway

14'3" x 3'6"

Lounge

21'4" x 10'6"

Double Glazed PVCU Patio Window/Door

Fitted Kitchen/Breakfast Area

14'5" x 10'3"

Part Tiled Walls, Fitted Units, Electric Cooker with Ceramic Top

Oven/Grill, Extractor Hood, Space and plumbing for both Dishwasher & Washing machine

Space for Fridge, Gas Boiler

Bedroom One

14'9" x 12'6"

Bedroom Two

13'4" x 10'9"

Fitted Wardrobes, drawers and cupboards

Shower Room/WC

6'4" x 5'6"

Wall Tiling, Shower Cubicle, Low Level WC

NB

Floored Loft, Folding Ladder, Electric Light

Outside

Detached Concrete Sectional Garage

Gardens to the front and rear to include flower beds, hedging, fencing, lawn,

York Stone paths etc

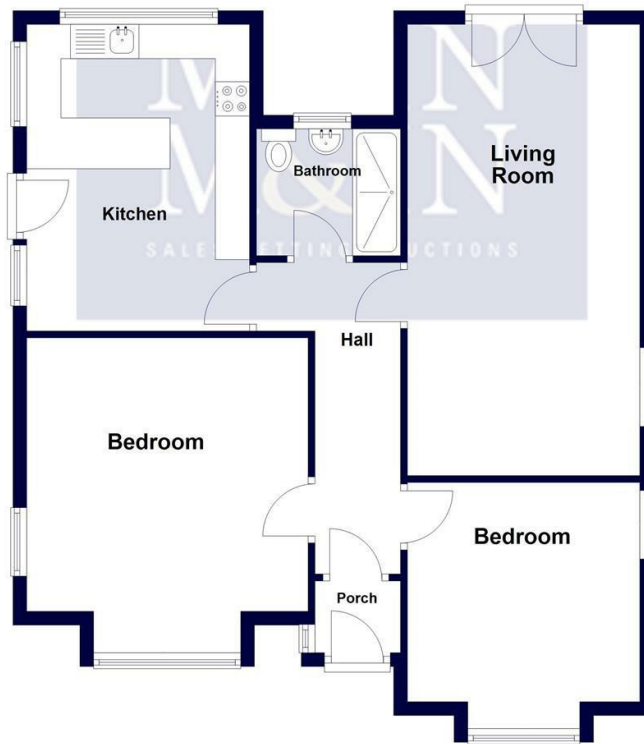


Tenure: Freehold

Council Tax: SMBC D



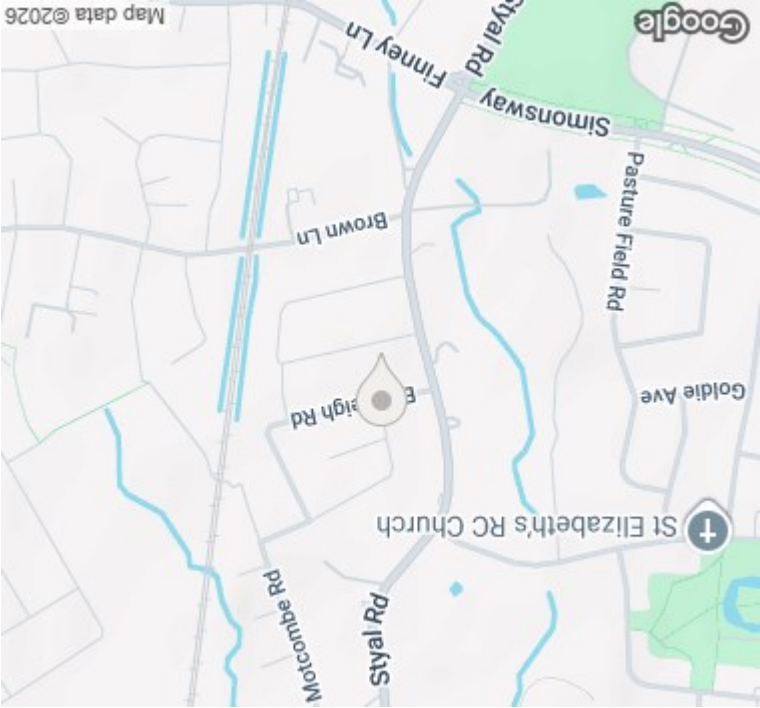
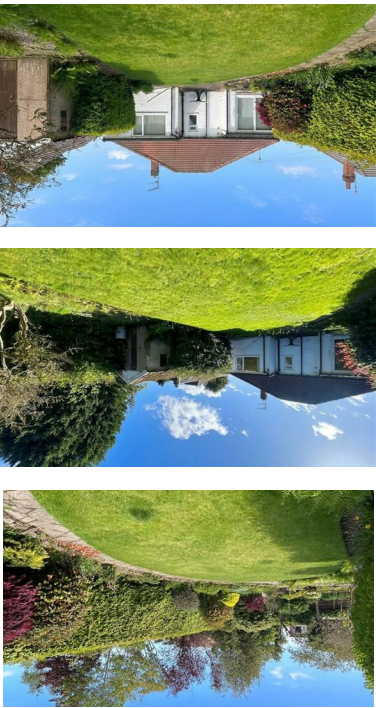
Ground Floor



Heald Grove



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	Potential
78	52

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