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8 St. Austell Drive  
Heald Green SK8 3EG  
Offers Over £350,000

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# 8 St. Austell Drive Heald Green SK8 3EG

Offers Over £350,000

A Three Bedroom, Semi Detached in absolute immaculate condition throughout.

Situated off Queensway close to the village, this lovely home comes to the market for the first time since Main and Main last sold the property in 1976. It offers: Storm Porch, Hallway, Lounge into Dining Room, Fitted Kitchen, Landing, Three Bedrooms, Shower Room, Separate WC. Outside: Attached brick garage and gardens to both the front and rear. Also of note is the fact that the property has had the roof retilled and felted.

Heald Green lies some nine miles south of Manchester City Centre in a much sought after commuter belt. The SK8 postcode provides excellent schooling for all age groups both state and private.

Viewing Essential.

- Three Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Re-Roofed
- Close to Village
- Immaculate condition
- Viewing Essential

Entrance Hall  
11'38 x 6'4  
Meter cupboard

Living Room  
16'5 (into bay) x 11'3  
Bay window, Gas fire with surround

Dining Room  
10'4 x 9'5

Kitchen  
10'7 x 7'3  
Plumbing for washing machine, Oven with Grill, Gas ring hob, Wall mounted condensing boiler

Landing  
Loft Access

Bedroom One  
14'3 (into bay) x 10'44  
Fitted Wardrobes

Bedroom Two  
11'9 x 10'4  
Fitted Wardrobes

Bedroom Three  
7'5 x 8'8 max  
Fitted Wardrobes

Shower room  
Tiled walls, Walk in shower, Wash basin, Airing cupboard with Hot water cylinder .

Separate WC  
2'5 x 4'3

Outside  
Parking to the front with lawns, To the rear; Lawns, patio paving, raised beds

Attached brick Garage  
15'9 x 7'6

Lease Details  
Lease residue (999 Years from 1956),  
Annual ground rent - £8 Per Annum fixed



Tenure: Leasehold  
Council Tax: SMBC C



**Ground Floor**  
Approx. 54.0 sq. metres (581.2 sq. feet)

**First Floor**  
Approx. 41.7 sq. metres (448.8 sq. feet)



Total area: approx. 95.7 sq. metres (1030.0 sq. feet)



To view this property call Main & Main on 0161 437 1338



Company Registration No. S615498

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

Heald Green (Head Office) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Sales 0161 437 1338 + Auctions + 0161 437 5337

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Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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

Energy Efficiency Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
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
86	69

