



5 Kilburn Close
Heald Green SK8 3LP
Offers Over £325,000

MAIN
M&IN

SALES · LETTINGS · AUCTIONS

MAINANDMAIN.CO.UK



5 Kilburn Close Heald Green SK8 3LP

Offers Over £325,000

This beautifully-presented semi-detached property is located in a pleasant cul-de-sac, close to popular schools, amenities and transport networks.

The house stands behind a recently-installed block-paved driveway which provides off road parking space. To the rear is an enclosed garden which is paved for ease of maintenance, with decking area and a gate providing access to the side.

A storm-porch leads to an entrance hallway. A well-proportioned living room fronts the property, with a feature fireplace providing a focal point and a large bay window providing plentiful natural light. Laminate flooring continues through into the dining room which also features patio doors to the garden. The kitchen is fitted with modern units, with integrated dishwasher and double oven.

To the first floor are two double bedrooms, a single bedroom and a bathroom which has attractive tiled walls and a modern white suite with shower above the bath.

This is an attractive home which will impress all who view: An early internal inspection is recommended.

- Gas Central Heating - New Boiler 2023
- PVCU Double Glazing
- Replacement Roof 2021
- Open-plan Living/Dining Room
- Fitted Kitchen
- Modern Bathroom
- Driveway
- Enclosed Rear Garden
- Cul-de-sac Location
- Viewing Advised

Storm Porch

Entrance Hallway
6'1 x 10'4

Living Room
11'5 x 14'2 into bay

Dining Room
9'7 x 10'4

Kitchen
7'10 x 14'1

First Floor Landing

Bedroom One
11'2 max x 13'5 into bay

Bedroom Two
11'2 x 10'8

Bedroom Three
7'0 max x 7'10 red to 6'5

Bathroom
6'5 x 6'3

Externally

Block-paved driveway to the front and side.

Gated access to enclosed rear garden which features paved sections and a decking area.

Leasehold Information

938 years remain of a 999 year lease which commenced 15/12/1964.

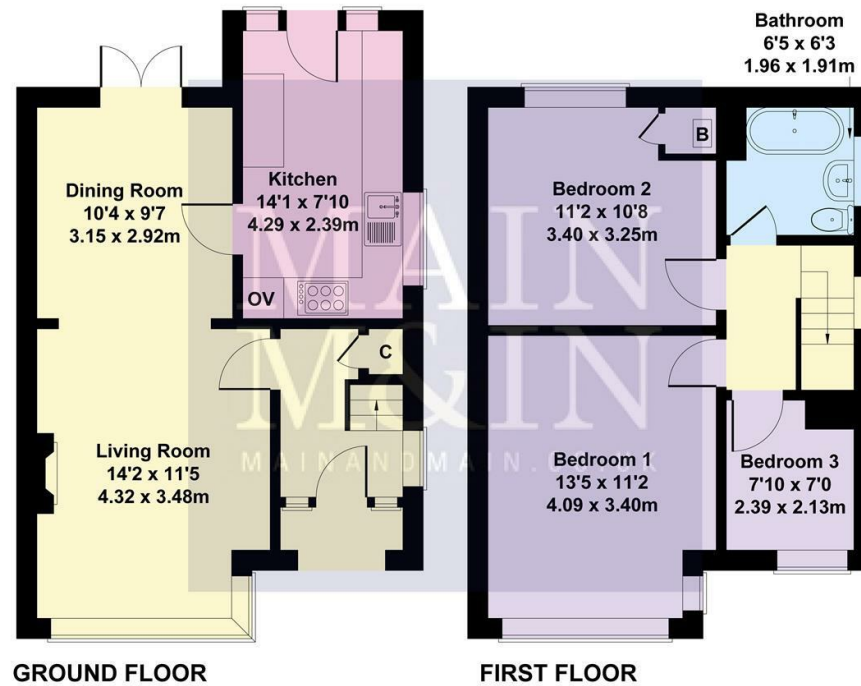
Ground rent: £16 per annum.

Tenure: Leasehold
Council Tax: Stockport C

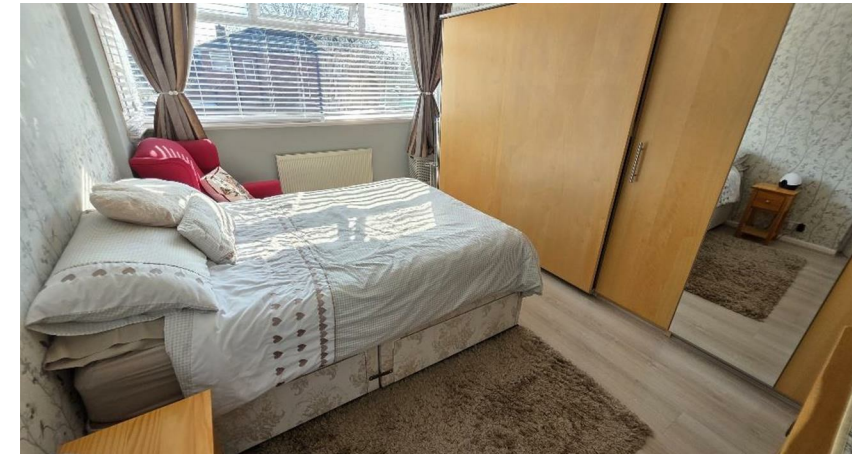


Kilburn Close

Approximate Gross Internal Area
869 sq ft - 81 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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



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

mainandmain.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs Very energy inefficient - higher running costs EU Directive 2002/91/EC England & Wales	Current Potential	Very environmentally friendly - lower CO₂ emissions Not environmentally friendly - higher CO₂ emissions EU Directive 2002/91/EC England & Wales	Current Potential

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.

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.

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 to the asking price stated

