BEST ESTATE AGENT GUIDE AWARDS 2025 TOP 500 SALES
AWARDED FOR MARKETING I SERVICE I RESULTS

10 Lydney Avenue
Heald Green SK8 3LT
£360,000

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10 Lydney Avenue

Heald Green SK8 3LT

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Located in a popular residential area, this extended semi-detached house has recently been fitted with an air-source heat pump heating system.

The property comprises: Entrance porch, entrance hallway, living room with media wall. An internal glazed door leads to an extended dining room which opens on to the fitted kitchen.

Upstairs are two double bedrooms, a single bedroom/office and a bathroom which is fitted with a modern white suite, with shower above the bath and contemporary tiling.

The house stands well back from the road behind a smart block-paved driveway which provides off road parking space, with an EV charge point also installed. There is gated access to the side of the property, leading to an attractive enclosed garden with lawn and decorative borders. Two large secure storage buildings.

Lydney Avenue is a pleasant cul-de-sac which is close to amenities. The area enjoys good access to schools for all age groups and there are excellent transport links nearby.

These homes are ever-popular as they suit a wide range of potential purchasers: We recommend an early internal inspection in order to avoid disappointment.

- Extended Accommodation
- Three Bedrooms
- Two Reception Rooms
- Air Source Heat Pump Electric Heating System
- PVCU Double Glazing
- Block-paved Driveway
- Attractive Enclosed Garden
- Cul-de-sac Location
- Close to Amenities
- Viewing Essential

Tenure: Leasehold
Council Tax: Stockport C

Entrance Porch
4'2 x 6'1

Entrance Hallway
12'2 max x 5'9 max

Living Room
13'2 into bay x 11'8

Dining Room
16'7 x 7'5
Opens to:

Kitchen
16'7 x 7'5

First Floor Landing

Bedroom One
12'3 into bay x 9'11 max

Bedroom Two
9'2 x 10'2

Bedroom Three
7'9 x 7'6 max

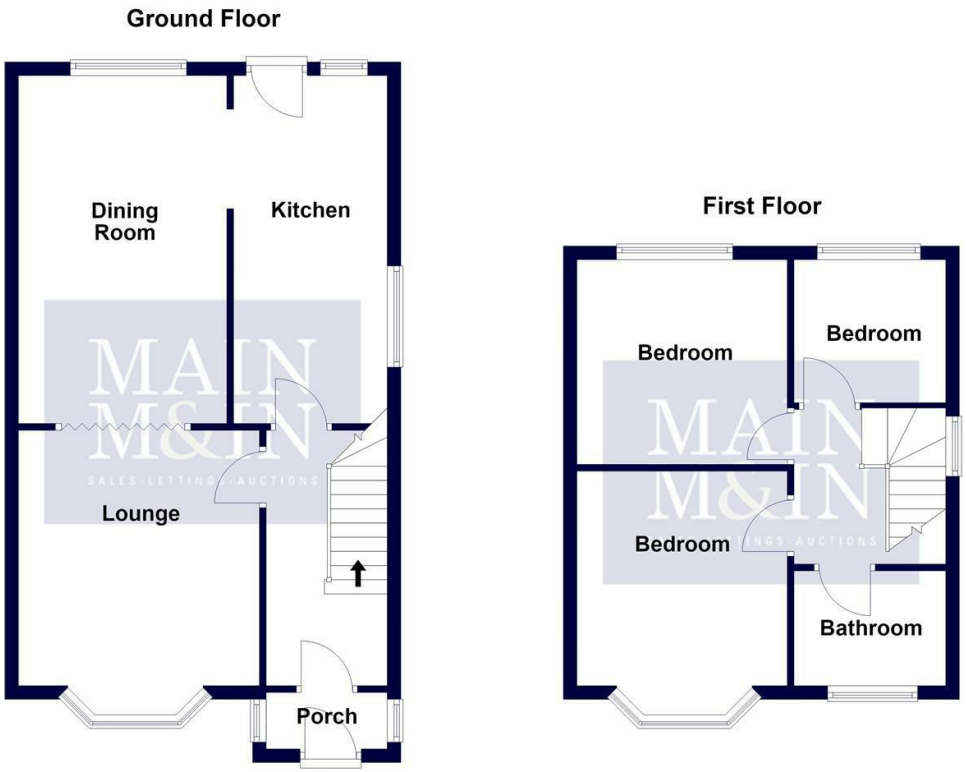
Bathroom
5'4 x 7'6

Externally
Block-paved driveway providing off road parking space.
EV charge point. Gated access to the side of the house.
Heat Pump.
Enclosed garden to the rear with lawn and paved seating area.

Brick-built store
10'9 x 6'0
With electric power and light.

Timber-built shed
9'9 x 6'0

Leasehold Information
934 years lease remaining of a 999 year lease which continues through until 08/12/2960.
Ground rent of £10 PA payable.



For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

Lydney Avenue, Heald Green

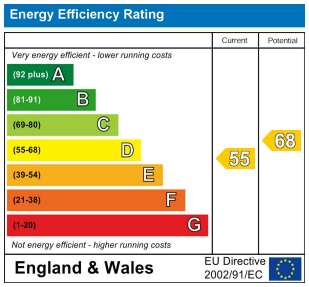
To view this property call Main & Main on 0161 437 1338

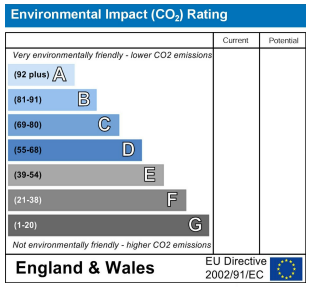
Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to 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.





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