
BEST
ESTATE AGENT GUIDE
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TOP 500
SALES
AWARDS 2025
3 Merwood Avenue
Heald Green SK8 3DN
£485,000
MAIN
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3 Merwood Avenue
Heald Green SK8 3DN

£485,000

Significantly extended, this traditional semi-detached house stands on a generous garden plot, close to amenities, transport links and schools.

An entrance hallway leads to a dining room with bay window to the front. There is a living room with an inset feature fireplace. This room opens to a large conservatory with doors to the rear garden.

Central to the property is a morning room, which leads on to a fitted kitchen. There is internal access to the large integral garage: This space could potentially be suited to conversion into additional accommodation, subject to the necessary regulations being met. A downstairs WC provides additional convenience.

To the first floor is a split landing with access to the five bedrooms, family bathroom and a shower room, with large enclosure.

The property stands behind a garden area with an attractive Magnolia tree. A wide resin-bound driveway provides off road parking space. There is gated access alongside the house, leading to a large enclosed garden with paved seating area and a lawned expanse with mature planted borders.

This is a well-proportioned home which is certain to appeal to family purchasers in particular: An early viewing is recommended in order to appreciate the accommodation on offer.

- Five Bedroom Extended Semi-Detached
- Two Bathrooms
- Four Reception Rooms
- Fitted Kitchen
- Large Integral Garage
- Wide Driveway
- Attractive Gardens
- Popular & Convenient Location
- Viewing Essential

Tenure: Freehold
Council Tax: Stockport C

Entrance Porch

Entrance Hallway
With cloakroom cupboard.

Downstairs WC

Dining Room
11'7 into bay x 11'2

Sitting Room
19'0 x 10'7

Conservatory
11'1 max x 15'9 max

Morning Room
11'5 x 7'11 red to 6'8

Kitchen
9'7 x 10'8

First Floor Landing

Bedroom One
14'4 into bay x 11'1 red to 9'4 to fitted wardrobe

Bedroom Two
12'0 x 10'9 red to 9'5

Bedroom Three
7'8 x 9'8 red to 8'9

Bedroom Four
9'8 x 10'6

Bedroom Five/Study
8'9 x 6'7

Family Bathroom
7'5 x 7'0

Shower Room
5'7 x 3'11

Integral Garage
20'2 x 9'8

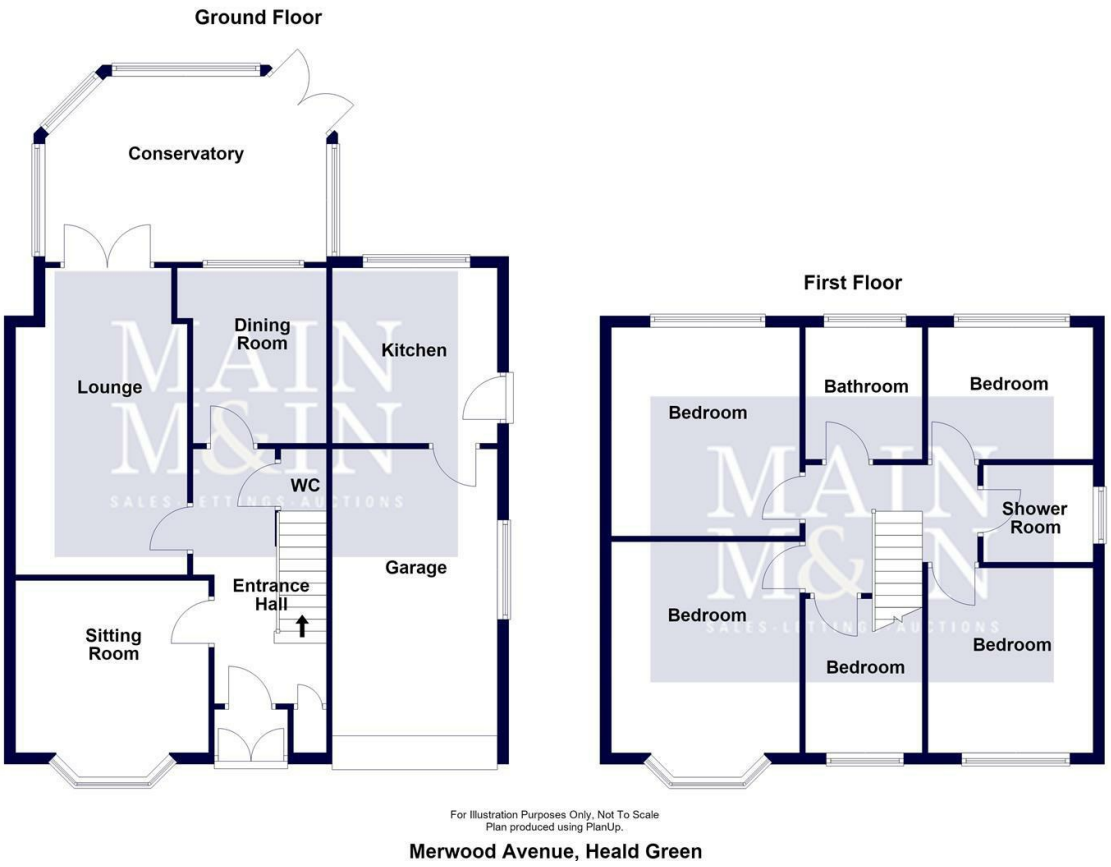
Externally
A garden area to the front has a wide resin-bound driveway providing off road parking space, leading to the integral garage.
The rear garden features a paved seating area, a large lawned expanse and well-established planted borders.











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

Merwood Avenue, Heald Green





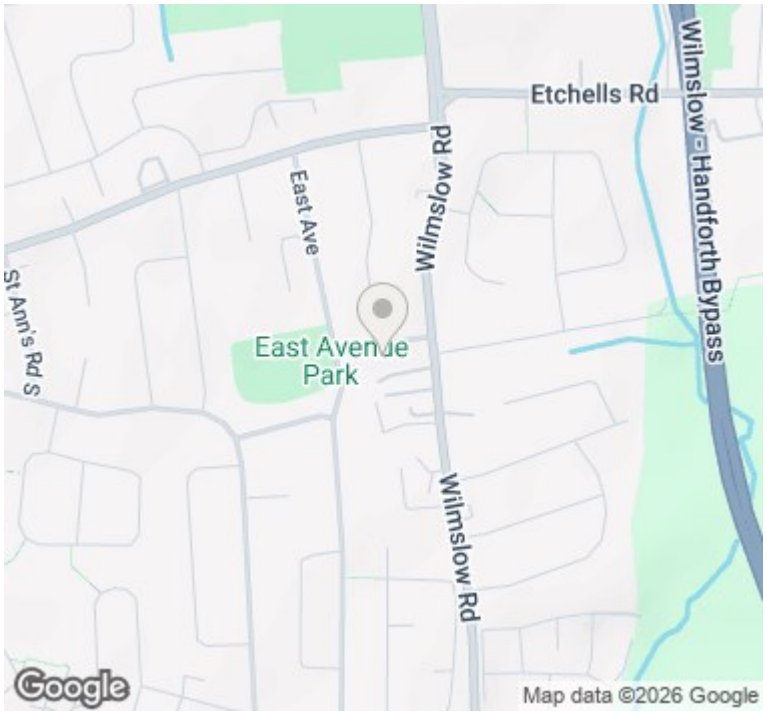
To view this property call Main & Main on 0161 437 1338



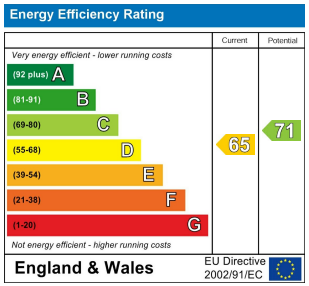


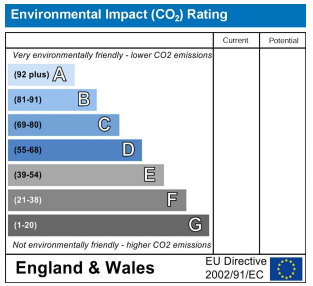






Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to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