



18 New Hall Avenue
Heald Green SK8 3LQ
£525,000

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Occupying a well-proportioned garden plot on a sought-after cul-de-sac, this significantly extended detached house is offered for sale with no onward chain involved.

An entrance porch opens to a wide entrance hallway, which leads to a spacious living room with bay window and an inglenook feature. Doors open on to a separate dining room to the rear which overlooks the gardens. There is a fitted kitchen with a selection of integrated appliances and a utility/rear porch.

To the first floor is a landing with access to all four generously-proportioned bedrooms. The house also benefits from two bathrooms and a separate WC.

The house stands behind a garden area with a block-paved driveway providing off road parking space, leading to a large integral garage, with electrically-operated door. This provides useful additional storage, but could potentially suit conversion into accommodation, if required (subject to meeting the necessary regulations).

To the rear is an attractive, well-stocked garden with seating area, lawned expanse and decorative borders.

The property has been well-maintained, but it would now benefit from a degree of cosmetic updating. This represents an excellent opportunity to purchase a spacious home in a very popular area, close to amenities, schools and transport networks.

- Gas Central Heating
- PVCU Double Glazing
- Extended Accommodation
- Four Bedrooms
- Two Bathrooms
- Some Updating Required
- Driveway & Garage
- Attractive Gardens
- Cul-de-sac Location
- No Onward Chain

Entrance Porch

Entrance Hallway
11'10 x 8'4

Living Room
26'2 into bay x 13'0 red to 10'8

Dining Room
9'3 x 13'3

Kitchen
8'10 x 17'5

Utility Room
5'0 x 9'1

First Floor Landing

Bedroom One
13'8 into bay x 10'8

Bedroom Two
12'0 x 10'7

Bedroom Three
17'0 x 8'7

Bedroom Four/Study
7'2 x 8'3

Bathroom
5'11 x 8'4

Shower Room
5'11 x 8'7

Separate WC

Integral Garage
17'10 x 8'2

Externally
Garden and driveway to the front.
Attractive enclosed garden to the rear.



Tenure: Freehold
Council Tax: Stockport E



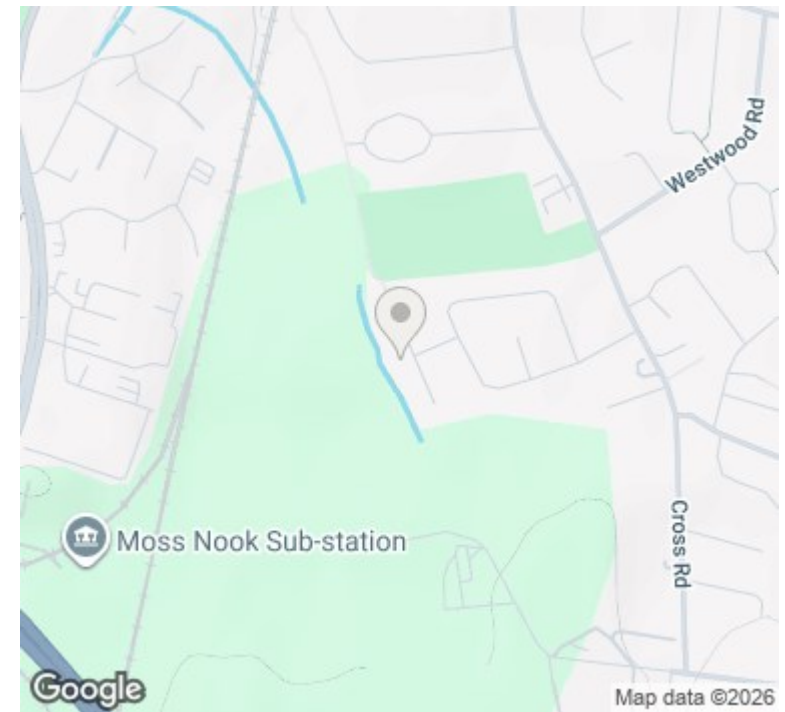
New Hall Avenue
 Approximate Gross Internal Area
 1700 sq ft - 158 sq m



Not to Scale. Produced by The Plan Portal 2026
 For Illustrative Purposes Only.



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.

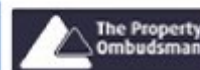
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) 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 CO ₂ emissions			
		70	75				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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