



19 New Hall Avenue
Heald Green SK8 3LQ
Asking Price £480,000

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19 New Hall Avenue

Heald Green SK8 3LQ Asking Price £480,000

A Three Bedroom, Extended, Ben Turner Detached in immaculate condition and backing onto Greenbelt.

If you are looking for a Turn Key property, look no further for this lovely home offers: Storm Porch, Hallway, Downstairs WC, Lounge with Inglenook, Extended Dining Room, Fitted Luxury Kitchen (17'4" x 8'2"), Landing, Three Bedrooms, Refitted Bathroom/WC/Shower Room. Outside: Attached Brick Garage (This would convert to further living space subject to Building Regulation Approval). Gardens to both the Front and Rear.

The property lies off Drayton Drive and is within a mile of Heald Green Village and Train Station. Slightly further away are the large stores on the A34 Bypass. Both the M56/M60 Motorways are within a few miles together with Manchester Airport.

The SK8 postcode is well served with schools for all age groups both State and Private.

An excellent proposition NOT TO BE MISSED.

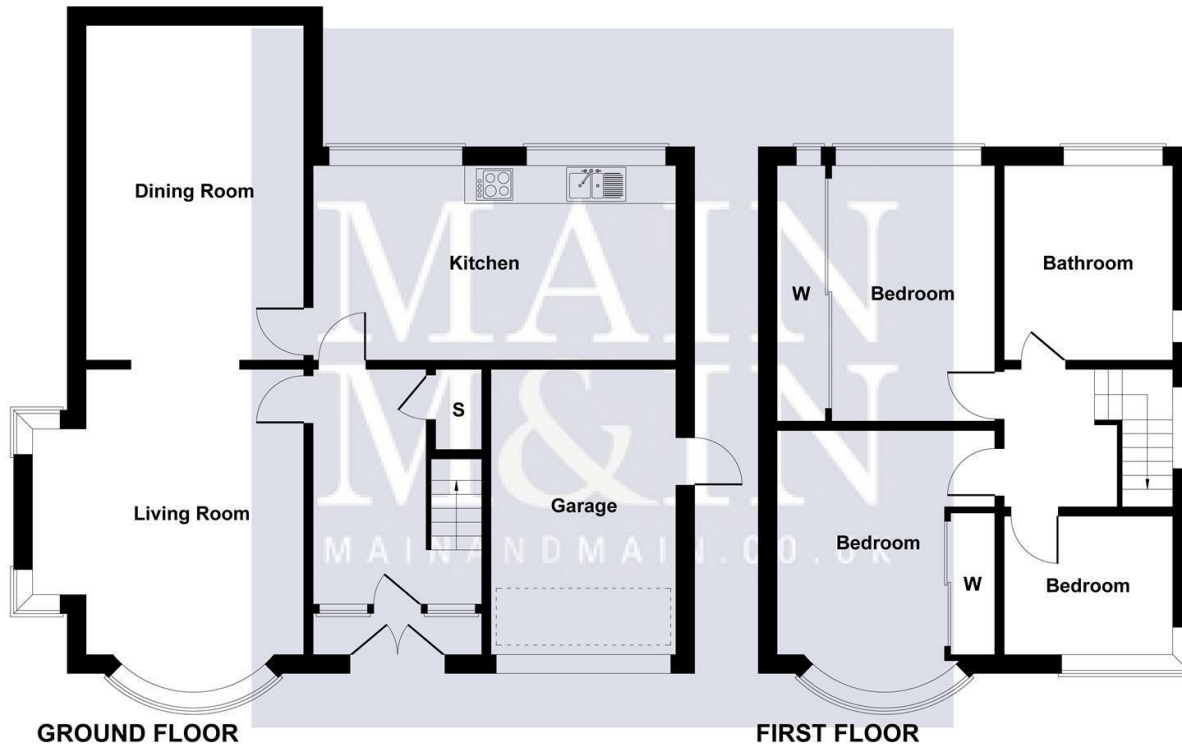
- Refitted Kitchen and Bathroom
- Excellent Location
- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Extended to Ground Floor
- Three Bedrooms
- Open Fields to Rear (Greenbelt)

Tenure: Leasehold
Council Tax: SMBC E

- Storm Porch
- Entrance Hall
12'1" x 8'3"
Cupboard under stairs
- Downstairs WC
Low Level WC, Wash Basin, Extractor Fan
- Lounge with Inglenook
16'7" x 12'10"
Attractive Fireplace with Inset Coal Effect Gas Fire
Glass Sliding Doors to:
Extended Dining Room
16'7" x 10'8"
PVCU Double Glazed Patio Doors
- Fitted Kitchen/Breakfast Area
17'4" x 8'2"
Modern Fitted Units, Quartz Work Tops, Integrated Fridge Freezer,
Double Oven/Grill, Dishwasher, Extractor Hood, Inset Induction Hob, Inset
Lighting
PVCU Double Glazed Patio Doors
- Landing
- Bedroom One
13'8" x 10'7"
Fitted Wardrobes
- Bedroom Two
11'10" x 10'7"
Fitted Wardrobes/Drawers
- Bedroom Three
8'3" x 7'10"
- Bathroom/WC/Shower Room
8'8" x 8'3"
Tiled Walls and Floor, White Suite with Tiled Bath Side.
Walk In Shower, Wash Basin with Drawers below, Low Level WC
- Loft
Loft Ladder
- Outside
Attached Garage 15'6" x 8'2"
Gardens to the front and rear with double width driveway, patio, lawn, flower
beds, shrubs
Greenhouse, Garden Shed
- Lease Details
Residue of 999 year Lease (963 years remaining)
Ground Rent £10 per annum, fixed.



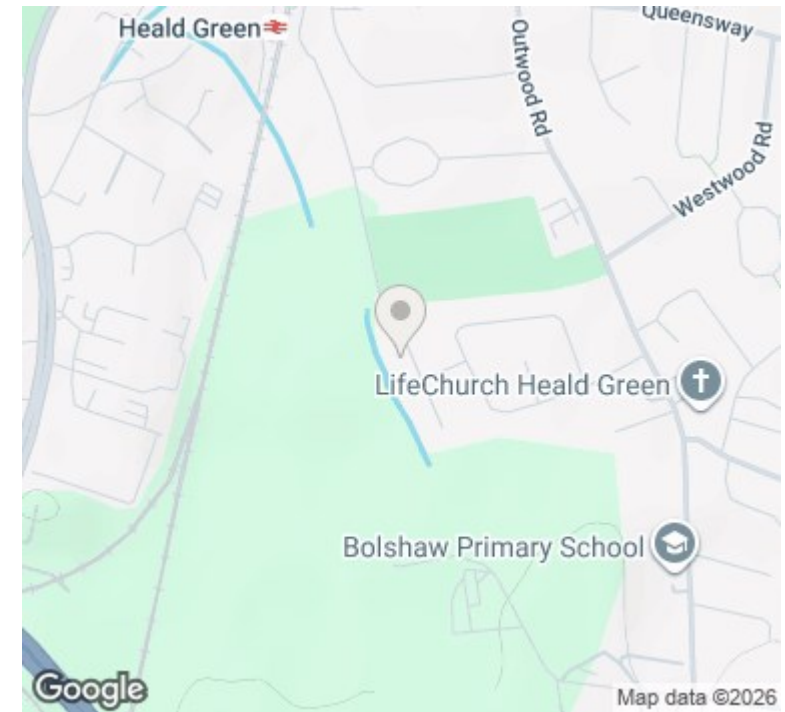
Newhall Avenue



Not to Scale. Produced by The Plan Portal 2026
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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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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