



28 Lincoln Avenue  
Heald Green SK8 3LJ  
£625,000

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# 28 Lincoln Avenue Heald Green SK8 3LJ

£625,000

One of the few homes on the development originally built as a four bedroom house, this stunning 'Ben Turner' detached residence has since been extended and improved. Offered for sale with the benefit of having no onward chain involved, the property enjoys a pleasant aspect across playing fields to the rear.

A covered entrance leads to the front door which opens into a wide entrance hallway. To the front of the house is a sitting room with bay window. There is a well-proportioned living room with inglenook feature and inset feature fireplace. This room opens to a superb family/dining room with feature vaulted ceiling with inset roof windows, a rear bay and a sliding door to the garden. This room opens in turn to a stylish modern fitted kitchen with seating area. A door leads on to a utility room, with a downstairs WC beyond. Also to the ground floor is a large office/study.

To the first floor is a landing which gives access to the bedrooms, three being generous double rooms with fitted wardrobes. The principal bedroom has a large en-suite shower room/WC. Bedroom four is a study/single. A fitted staircase leads up to a loft room, with roof window and storage into the eaves. A modern family bathroom with a white suite completes the accommodation.

The property stands behind a garden area with a smart paved driveway which provides off road parking space, leading to a garage door which lifts to reveal a storage room for garden equipment. The rear garden features a decking area, central lawn, storage sheds. Gated access to the side of the house.

Lincoln Avenue forms part of a particularly sought-after residential development of detached homes. It is well-positioned for access to amenities, transport links and schools for all age groups.

- Gas Central Heating - Modern Combi Boiler
- PVCU Double Glazing
- Sought-after Location
- Pleasant Open Aspect to the Rear
- Extended Accommodation
- Versatile Living Space
- No Onward Chain

Entrance Hallway  
6'5 x 14'9

Sitting Room  
12'7 x 11'1 into bay

Living Room  
14'11 red to 12'7 x 18'5  
Open to:

Dining/Family Room  
20'4 x 13'8 into bay red to 9'7  
Open to:

Kitchen  
16'1 max x 12'6 max

Utility Room  
6'11 x 9'8

Downstairs WC  
4'11 x 2'7

Office/Study  
8'6 x 10'11

First Floor Landing

Bedroom One  
13'3 x 11'0

En-Suite Shower/WC  
6'3 x 5'10

Bedroom Two  
12'11 max red to 8'7 to wardrobes x 15'4 into bay

Bedroom Three  
9'1 x 14'5

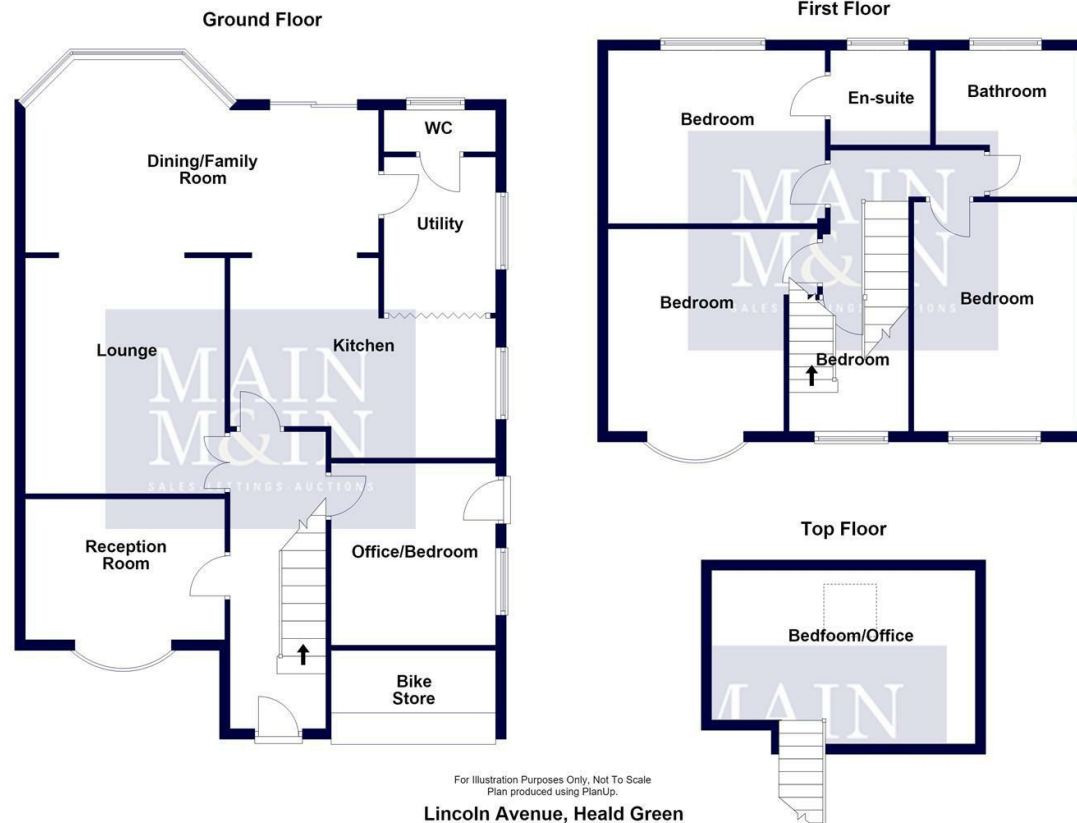
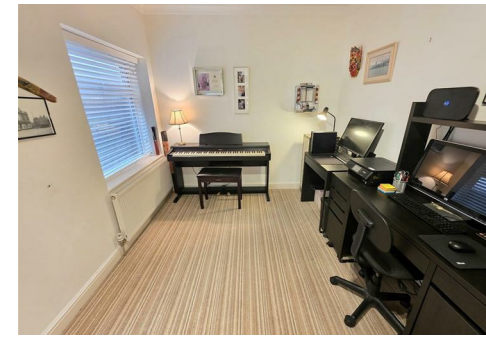
Bedroom Four  
8'6 max x 7'9 max

Family Bathroom  
8'6 red to 6'0 x 9'0

Loft Room  
16'4 max x 12'9 max  
Some Restricted Head Height

Storage Garage  
8'11 x 5'10

Tenure: Freehold  
Council Tax: Stockport E



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 <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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Company Registration No. 5615498