



170 Finney Lane
Heald Green SK8 3PU
Asking Price £480,000

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170 Finney Lane Heald Green SK8 3PU

Asking Price £480,000

A substantial 'Freehold' four bedroom family detached in need of updating 'NO CHAIN'

Instructions are received by the executors to offer this sizeable family home, which is approximately two hundred yards off the village.

It offers hallway, a large lounge, a separate dining room , Kitchen with larder off, Landing, Four excellent bedrooms, En-suite, Bathroom, WC.

Outside is an integral garage and established gardens to the front and rear. At the front there is a gated driveway with additional parking.

The property has true curb appeal, being built from reclaimed Cheshire brick under a pitched tile roof with attractive dormers.

Heald Green lies some nine miles south of the city centre in a much sought after commuter belt. The area is well covered with local schools for all age groups both state and private. Once modernised it will provide a lovely spacious family home 'Viewing essential'

- Four Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Two Large Reception Rooms
- Updating Required
- Excellent Garden Plot
- Close to the Village
- Freehold

Entrance Hall
14'6 x 7'7
Understairs cupboard

Living Room
21'4 x 13'6
Fireplace with surround

Sitting Room
15'8 x 11'04
doors onto the garden

Kitchen
11'3 x 7'7
Larder Cupboard

Landing
Loft Access

Bedroom One
15'2 x 11'6
Fitted units and wardrobes

Ensuite
9'14 x 3'9

Bedroom Two
13'4 (plus wardrobe depth) x 11'11
Built in wardrobe

Bedroom three
11'8 x 8'6
Fitted wardrobe

Bedroom Four
8'1 x 8'
Built in cupboard

Bathroom
8'2 x 5'8
Tiled walls, pedestal wash basin , shower

Separate WC

Intergal Garage
16'6 x 8'6

External
At the front there is a gated driveway with parking for multiple cars and integral Garage
Gated access to the side.
Large enclosed garden to the rear with Patios and Lawns with 2 Outhouses (5'8 x 2'1)

Tenure: Freehold
Council Tax: SMBC



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	1	(1-20) G	1	1
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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Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



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