



12 Crantock Drive  
Heald Green SK8 3EZ  
Offers Over £280,000





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A 'freehold' three bedroom mid town house situated off Queensway

Lying close to Heald Green village which offers excellent everyday shopping facilities along with a train station.

This well presented home offers: Entrance hall, play room with direct access to garden. downstairs WC, integral garage, on the first floor : Lounge, dining room, kitchen. Second floor: Three Bedrooms, Bathroom/WC. Outside: Bonded resin driveway for two cars at the front. Enclosed rear garden.

Within the SK8 Postcode are excellent schools for all age groups, both state and private. Within a few miles are both the M56/60 motorways Manchester Airport, and other local centres.

This is an excellent purchase at a sensible price.

- Gas Central Heating
- Double Glazing
- Playroom
- Two reception rooms
- Excellent Accommodation
- Parking for two vehicles
- Freehold

Tenure: Freehold  
Council Tax: SMBC C

Entrance Hall  
18'9 x 5'8  
Understair cupboard

Playroom  
11'3 x 6'  
Sliding door to garden, Built in cupboard with plumbing for washing machine

Downstairs WC  
4'1 x 2'8  
Wall mounted combi boiler , Pedestal wash basin, Low level W/C

Living Room  
14'8 x 13'8  
Electric fire with Surround ( Gas available )

Dining Room  
12'8 x 8'3

Kitchen  
7'7 x 5'5  
Sink unit, gas hob with extractor fan, electric oven

Landing  
9'6 x 5'9  
Loft Access, Built in cupboard

Bedroom One  
14'4 x 8'3  
Fitted wardrobes

Bedroom Two  
12'4 x 8'3

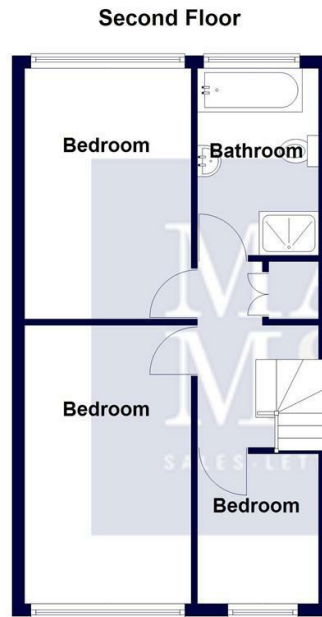
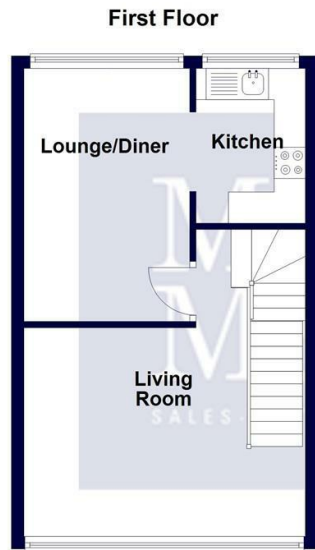
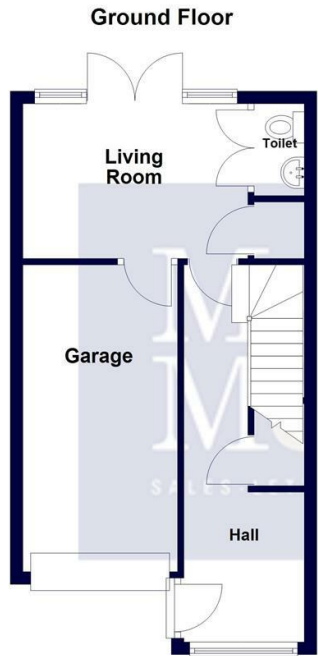
Bedroom Three  
7'3 x 5'8

Family Bathroom  
9'2 x 5'8  
Four piece suite comprising of: Bath, washbasin, corner shower unit, Low level WC

Integral Garage

Outside  
Driveway to the front.  
Enclosed garden to the rear with lawn, patio paving, Raised borders





Crantock Drive



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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	64	England & Wales		EU Directive 2002/91/EC	74

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**Heald Green (Head Office)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

**Lettings (1<sup>st</sup> Floor)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498