



4 Haddon Road
Heald Green SK8 3HN
Asking Price £165,000





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A Ground Floor, Two Double Bedroom Flat. NO ONWARD CHAIN.

Situated off Queensway, this Ground Floor Flat which is extended at the rear, represents an excellent purchase and will no doubt appear to either a first time buyer, or landlord looking to increase their portfolio.

The property offers: Living Room/Dining Kitchen, Two Double Bedrooms, Bathroom/WC. Outside are communal gardens and parking.

The property is within a mile of the Village/Station. Local buses can be found at the end of Queensway on Wilmslow Road. Slightly further afield are the large stores on the A34 Bypass. Both the M56/M60 motorways and Manchester Airport are within a couple of miles.

This property represents excellent value for the accommodation on offer.

- Two Double Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Close to Local Facilities
- NO ONWARD CHAIN
- Excellent Value

Tenure: Leasehold
Council Tax: SMBC A

Lounge/Dining Area
16'8" x 12'3"
Laminate Floor, Boiler Cupboard with Wall Mounted Gas Boiler

Inner Hallway to:

Kitchen/Breakfast Area
15'5" x 7'6"
Part Tiled Walls, Fitted Units, Inset Gas Hob, Under Oven/Grill, Extractor Hood, Tiled Floor

NB: This could easily open up into the lounge with the removal of a stud wall making an open plan living area.

Bedroom One
17'8" x 11'6" to 6'3"
Wardrobes

Bedroom Two
11'8" x 8'5"

Bathroom/WC
6'7" x 5'6"
White Suite, Panelled Bath, Wash Basin, Low Level WC
Shower Over Bath, Mirrored Wall Cabinet

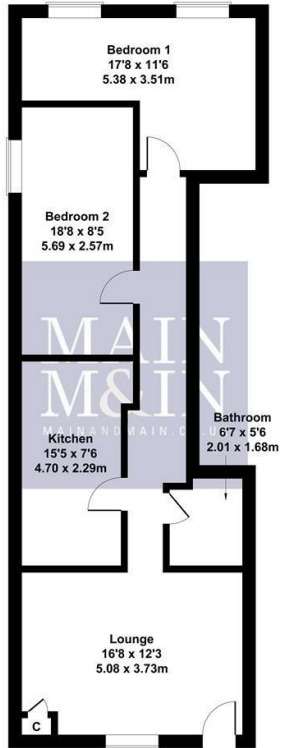
Outside
Communal Gardens and Car Parking

Lease Details
999 Year Lease of which 978 remaining.
Ground Rent £50 per annum
Service Charge £638.04 per annum (taken in four instalments of £159.51)





Haddon Road
Approximate Gross Internal Area
814 sq ft - 76 sq m



Not to Scale. Produced by The Plan Portal 2026
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To view this property call Main & Main on 0161 437 1338

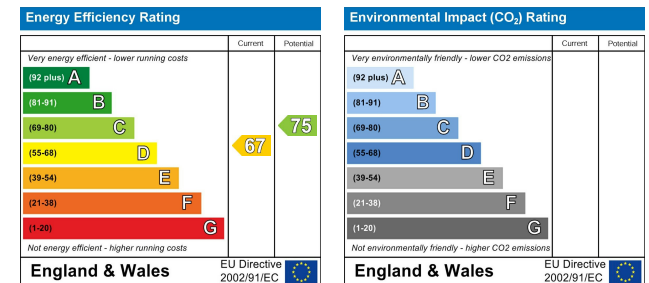


Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to 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.



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