



6 Merwood Avenue  
Heald Green SK8 3DN  
Or Nearest Offer £495,000





# 6 Merwood Avenue

## Heald Green SK8 3DNr Nearest Offer £495,000

A Substantial, versatile, Extended Four Bedroom, Two Bathroom Semi Detached with large private rear garden.

Situated between Wilmslow Road and East Avenue, this lovely family home lies in an ideal location being close to schooling, transport, local shops and East Avenue Park. It is within a mile of the village and train station as well as John Lewis, and Sainsbury's on the A34 bypass. This includes David Lloyds fitness centre.

The accommodation is as follows: Entrance Porch, Hallway, Sitting Room, Study (Bedroom Five), En-suite Shower Room/WC, Lounge opening into open plan Dining Room/Fitted Kitchen, Landing, Four Bedrooms, Bathroom, Floored Loft Area. Outside is car parking for two cars at the front. A side door leads down the side of the house to the rear garden which is totally enclosed and private. Within the garden is a 'hot tub', 2 sheds (one formerly a hen house for those wanting 'The Good Life', and an extensive decked patio area.

This is a great home not to be missed.

- Solar Panels/Batteries (Owned)
- Four Bedrooms
- Study/Bedroom Five
- Two Bathrooms
- Gas Central Heating
- PVCU Double Glazing
- Open Plan Kitchen/Dining
- Parking for Three Cars plus EV charging point



Entrance Porch

Hallway  
6'7 x 6  
Built in cupboard

Sitting Room  
11'8 x 10'8

Kitchen Diner  
20'1 ( max ) x 16'3 increasing to 25'9  
Fitted Units, Integrated Hob and Oven/Grill, Integrated Dishwasher and Microwave. Space for Fridge Freezer.  
Breakfast bar, Central Island, Integrated Wine Cooler, Inset Lighting, Two Velux windows

Opening to:

Living Room  
14'2 x 10'3  
Decorative fireplace with surround

Utility Room  
5'8 x 3'9  
Plumbing for washing machine

Study  
10'5 x 8'2  
Wall mounted combi boiler

Shower Room  
5'8 x 4'7  
Three piece suite comprising of shower unit, Low level WC, Wash basin

Landing  
7'9 x 6'7  
Loft Access

Bedroom One  
16'1 x 13'1  
Fitted wardrobes

Bedroom Two  
12'7 ( into the bay ) x 10'2

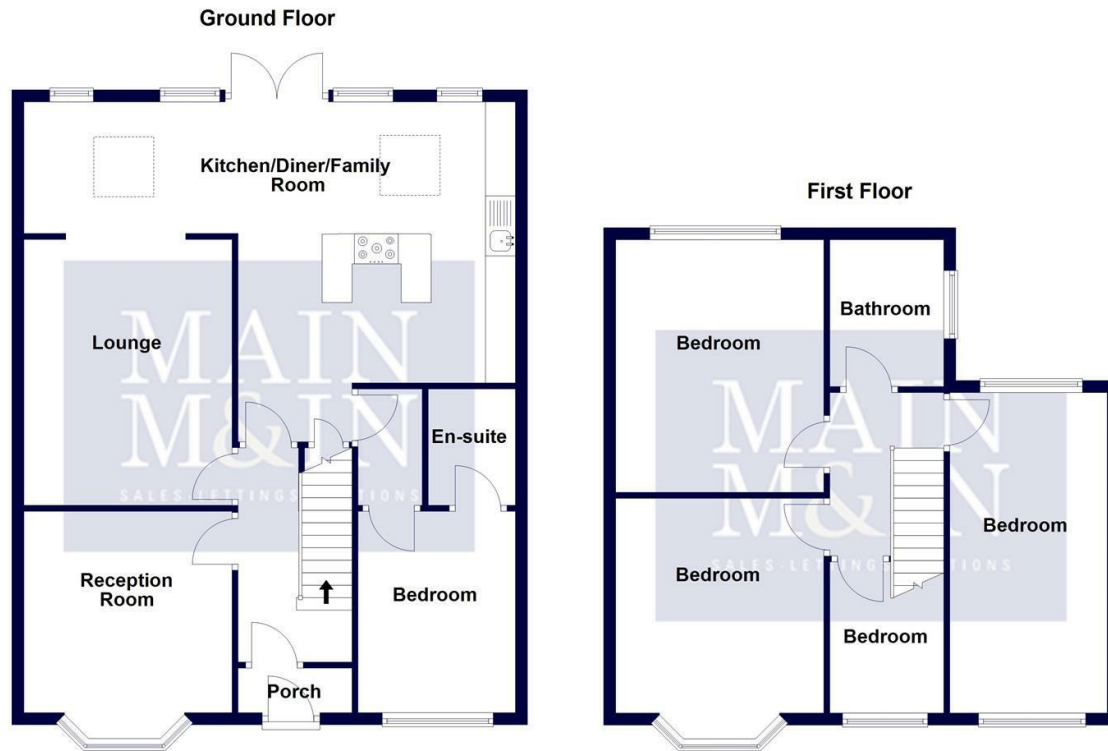
Bedroom Three  
13'5 x 10'2  
Fitted wardrobes

Bedroom Four  
8'0 x 6'2

Family Bathroom/ WC  
Four piece suite, Bath, Walk in shower, WC, wash basin, heated towel rail

External  
Parking to the front for three cars, and an EV charger, Enclosed private garden to the rear.

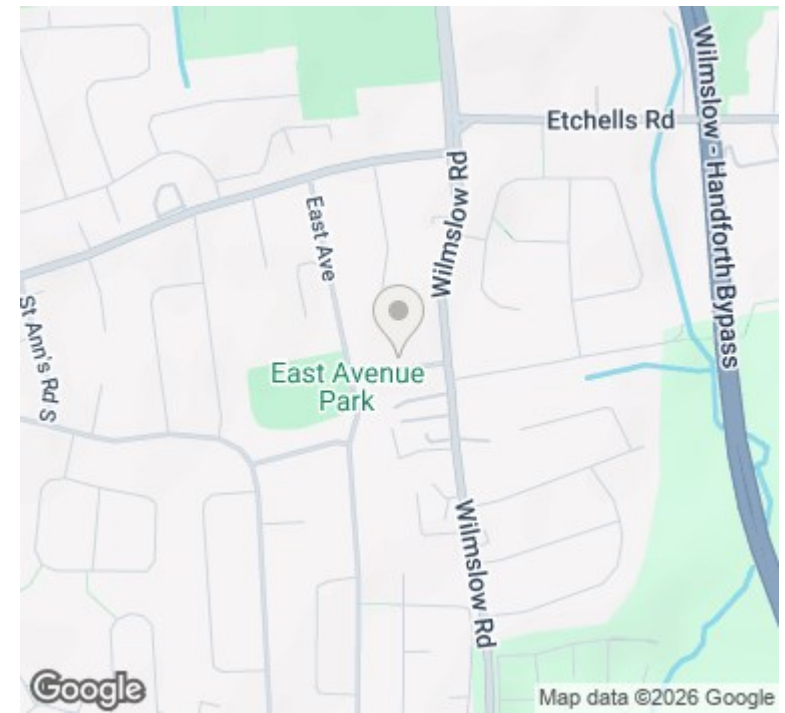
Tenure: Freehold  
Council Tax: SMBC D



Merwood Avenue, Helad Green

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                                 |  |                         | 93        | (92 plus) A   |  |                         |           |
| (81-91) B                                   |  | 86                      |           | (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 |           | England & Wales   |  | EU Directive 2002/91/EC |           |

mainandmain.co.uk

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