

1 West Avenue
Heald Green SK8 3DX
Asking Price £375,000

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A 'Freehold' Three bedroom semi detached house complete with conservatory, Garage, Two car ports and additional parking, In immaculate condition.

Situated off Finney lane this lovely property is ideally situated for local transport, Heald green village and station. Just around the corner is Cheadle Etchells primary school. other facilities are all within a few miles to include access to both the M56/60 motorways and A54 Bypass with the larger super stores (John Lewis, Sainsbury's, M&S, Tesco Etc.)

The accommodations is as follows: Entrance Porch, Through Lounge, Fitted Kitchen/Diner, Conservatory complete with multi stove, Landing, Three Bedrooms, Bath/WC. Outside are Gardens to the front and rear for ease of maintenance, carports and Garage, There is room to extend sideways subject to the relevant planning .

This property must be viewed to appreciate the overall purchase on offer.

- Freehold
- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Fitted Kitchen
- Conservatory
- Modern Bathroom/WC
- Immaculate Throughout

Tenure: Freehold
Council Tax: SMBC B

Entrance Porch

Living Room
18'6 x 12'2
Gas fire with surround, built in cupboard.

Kitchen/Diner
17'9 x 9'1
Fitted kitchen with Plumbing for washing machine, oven with extractor, Gas Hob

Conservatory
17'9 (max) x 9'1 (max)
Multi-fuel log burner

Landing
6'4 x 7'9
Loft Access

Bedroom One
12'2 x 9'8
Built in Cupboard

Bedroom Two
9'7 x 9'4
Built in Cupboard

Bedroom Three
8'9 x 7'9
Fitted wardrobes

Bathroom
7'9 (max) x 5'4 (max)
Three piece suite with Panelled Bath, Low level WC, Wash Basin

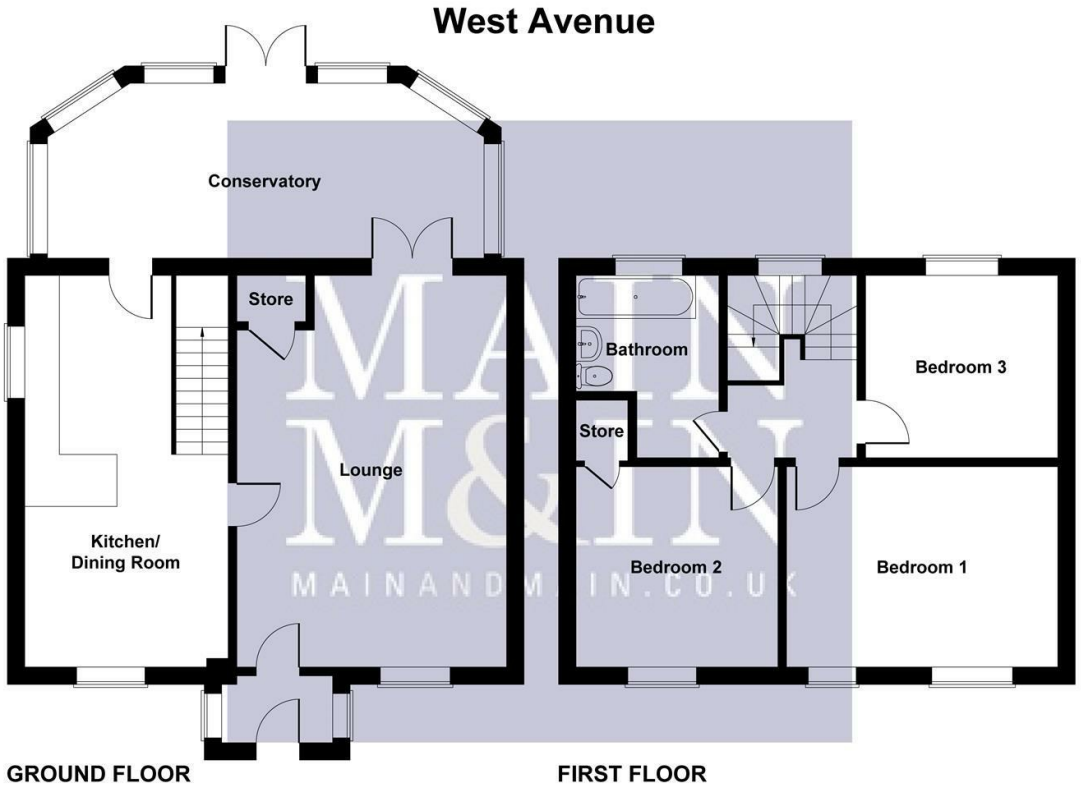
External
Driveway and garden to front
Detached Garage with two car ports
Enclosed Rear Garden











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



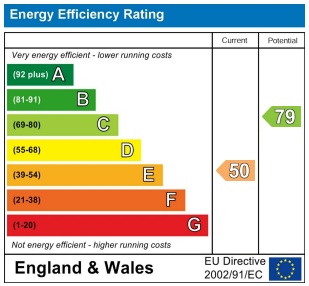


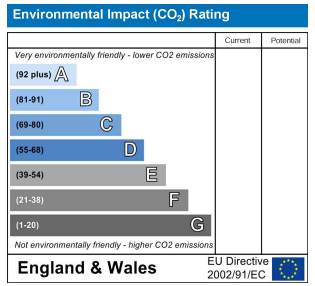






Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to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