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# 4 Longnor Road
## Heald Green SK8 3BW
## Asking Price £415,000

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# 4 Longnor Road

## Heald Green SK8 3BW  Asking Price £415,000

For sale with NO ONWARD CHAIN, a three/four bedroom detached house in need of updating.

Built by Gordon Emery nearly seventy years ago, this family home offers: Entrance hallway, lounge and a kitchen/dining area.

To the first floor are three double bedrooms, plus a box room which could be used for a home office or as a bedroom for a young child. A bathroom/WC completes the accommodation.

Outside is a driveway leading to an integral garage, with gardens to both the front and rear.

The property lies off Queensway within a mile of Heald Green Village/Station. Local schooling is close by. Other large stores can be found only a short drive away on the A34 bypass. Both the M56/M60 Motorways are within a few miles along with Manchester Airport.

This is a great opportunity at a sensible price, situated on a highly regarded road.

SPECIAL NOTE: Artificial Intelligence (AI) Enhanced Imagery - These particulars contain AI-enhanced images which are used alongside the photographic images of the actual house. This is to illustrate the potential of what this property could look like with refurbishment works undertaken.

- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Three/Four Bedrooms
- Updating Required
- NO ONWARD CHAIN
- Some photos have been created with AI Imaging software to show the future potential

Tenure: Leasehold
Council Tax: SMBC E

Storm Porch

Entrance Hall
11'4" x 7'4"
Cupboard under stairs

Lounge
13'9" x 11'5"
Attractive Fire Surround with Inset Coal Effect Gas Fire.

Opening to:

Dining Room
11'5" x 8'4"

Kitchen/Breakfast Area
16'4" x 8'4"
Part Tiled Walls, Fitted Units, Work surfaces, Ceramic Hob, Extractor Hood
Oven/Grill/Microwave, Plumbing for Dishwasher and Washing Machine,
Breakfast Bar

Landing
13'9" x 6'10" max

Bedroom One
13'7" x 11'5"

Bedroom Two
11'6" x 8'9"

Bedroom Three
10'5" x 8'5"

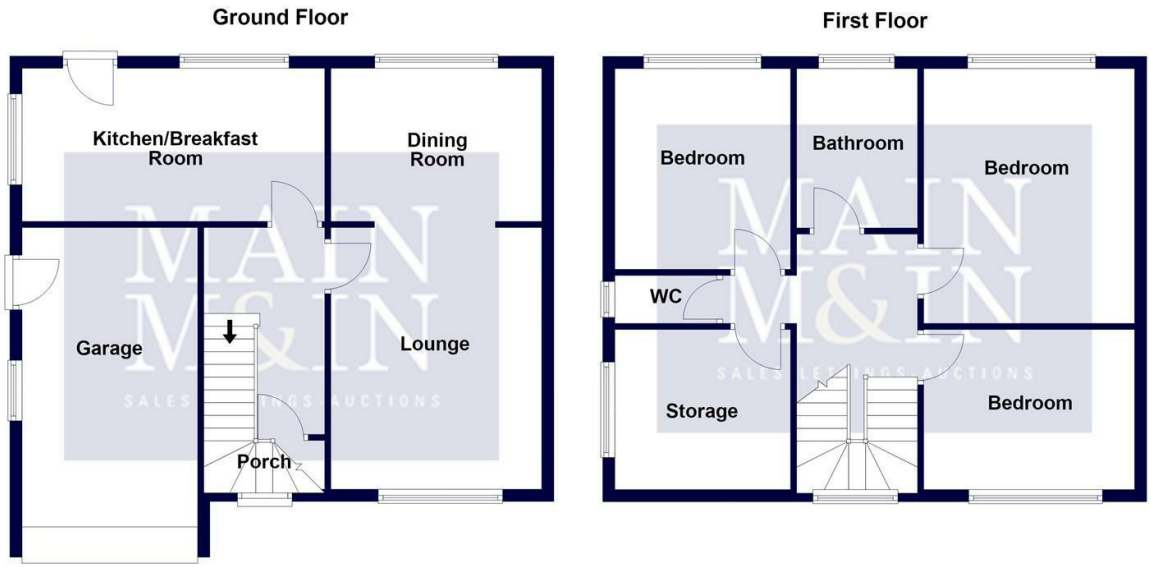
Bedroom Four/Study
8'4" x 5'7" to 7'9" under eaves

Bathroom
8'5" x 6'9"
Wall Tiling, Panelled Bath, Pedestal Wash Basin
Airing Cupboard with Insulated Cylinder

Separate WC
Wall Tiling, Low Level WC

Outside
Integral Garage, Gas Boiler
Driveway to front plus garden
Enclosed Rear Garden with fencing, patio, lawn, trees, shrubs, shed

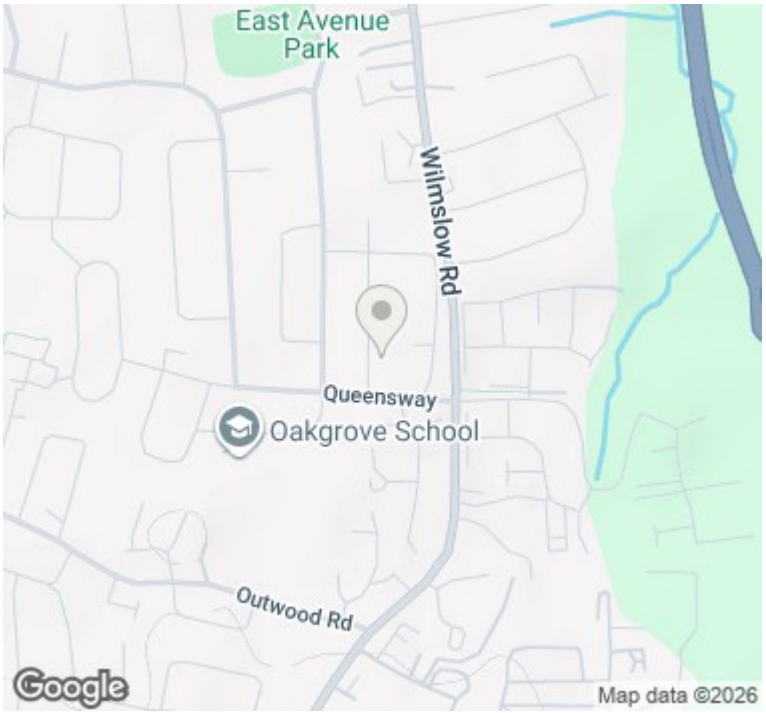
Tenure
Leasehold - 933 years remain on a lease which ends on 19/11/2959.
Ground Rent: £12 PA



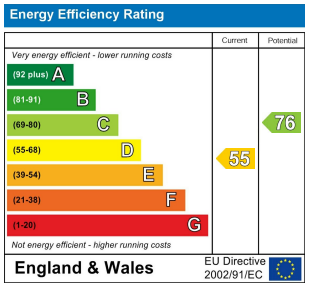

For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

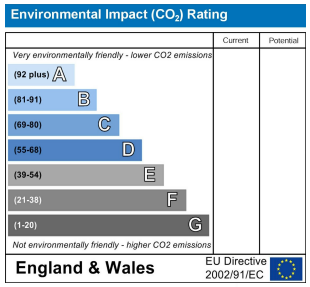
**Longnor Road, Heald Green**

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.

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