



5 Roseacre Drive
Heald Green SK8 3UP
Offers Over £350,000

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5 Roseacre Drive Heald Green SK8 3UP

Offers Over £350,000

A beautifully presented three bedroom semi-detached house which will be highly appealing to a broad range of purchasers.

The accommodation comprises: Entrance Porch ,Living room there is a useful deep storage room beneath the stairs, The kitchen diner is at the rear of the property with patio doors leading to the garden.

To the first floor a landing gives access to three good sized bedrooms and a modern bathroom/WC with a separate walk-in shower.

The property is set behind an attractive block-paved driveway offering generous off-road parking along with an integral garage that could be converted into additional living accommodation, subject to the necessary permissions. The rear garden is fully enclosed and beautifully presented, with paving, decking and a central lawn.

Roseacre Drive is situated off Finney Lane, close to local shops and transport links. Within a couple of miles are both the M56/M60 Motorways and the superstores on the A34 bypass. Heald Green Village is close by. Within the SK8 postcode there are popular schools for all age groups both State and Private

This property warrants an early internal inspection to fully appreciated the quality of this property

Tenure: Freehold
Council Tax: SMBC C

Entrance Porch

Living Room
14'5" x 10'3"

Fitted Kitchen/ Dining Area
18'6" (max) x 10'5" (max)
Fitted Units, Gas hob, Extractor Hood, Integrated Dishwasher, Oven/Grill, Patio Doors to rear,

First Floor Landing
Loft Access

Bedroom One
14'6 x 9'9
Fitted Wardrobes

Bedroom Two
11'4 x 8'6

Bedroom Three
9'9 x 7'7

Family Bathroom/WC
9'3 x 7'8
A modern bathroom fitted with a white suite and separate shower,

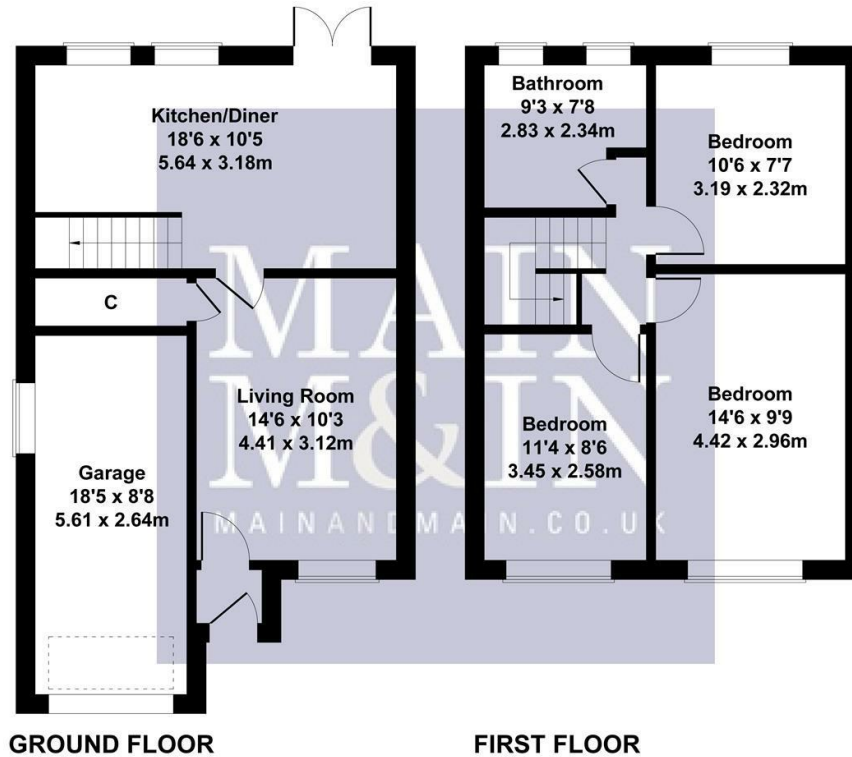
External
Driveway to the front.
Enclosed garden to the rear.

Integral Garage
18'8 x 8'8
Wall mounted combi boiler, Plumbing for washing machine





Approximate Gross Internal Area
1001 sq ft - 93 sq m



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

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