



6 Peakdale Avenue
Heald Green SK8 3QL
Asking Price £395,000

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6 Peakdale Avenue

Heald Green SK8 3QL

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Standing on a well-proportioned garden plot, this lovely home has been extended to the ground floor to the rear and side.

The property comprises: Entrance hallway, extended living room, separate dining room and an L-shaped fitted kitchen. There is a downstairs WC and a conservatory overlooks the garden. Internal access to an attached brick-built garage.

To the first floor is a landing which leads to the bedrooms, two of which have fitted furniture. The bathroom is of a good size, with large bath and a separate shower enclosure.

The house stands behind a driveway which provides off road parking space and leads to an attached garage. To the rear is an enclosed garden with seating area, lawned expanse and a storage shed. There is also a purpose-built Wendy house.

The property is situated close to the amenities of Heald Green village, with popular schooling for all age groups and excellent transport networks. Within three miles are both the M56/60 Motorways plus Manchester Airport.

- Three Bedrooms
- Gas Central Heating
- Conservatory
- Pvcu Double Glazing
- Cavity Wall Insulation
- Burglar Alarm
- Re Roofed
- Downstairs WC
- Large Garden

Tenure: Freehold
Council Tax: Stockport D

Entrance Hallway

Living Room
20'5" xx 10'7"

Dining Room
11'5" into bay x 11'0"

Kitchen
16'1" x 11'0" max

Downstairs WC
2'10" x 5'8"

Conservatory
9'6" x 9'0"

First Floor Landing

Bedroom One
12'7" x 10'10" red to 8'9" to robes

Bedroom Two
11'5" into bay x 11'0"

Bedroom Three
6'3" x 6'2"

Bathroom
8'3" x 6'2"

Attached Garage
18'4" x 8'11"

Externally

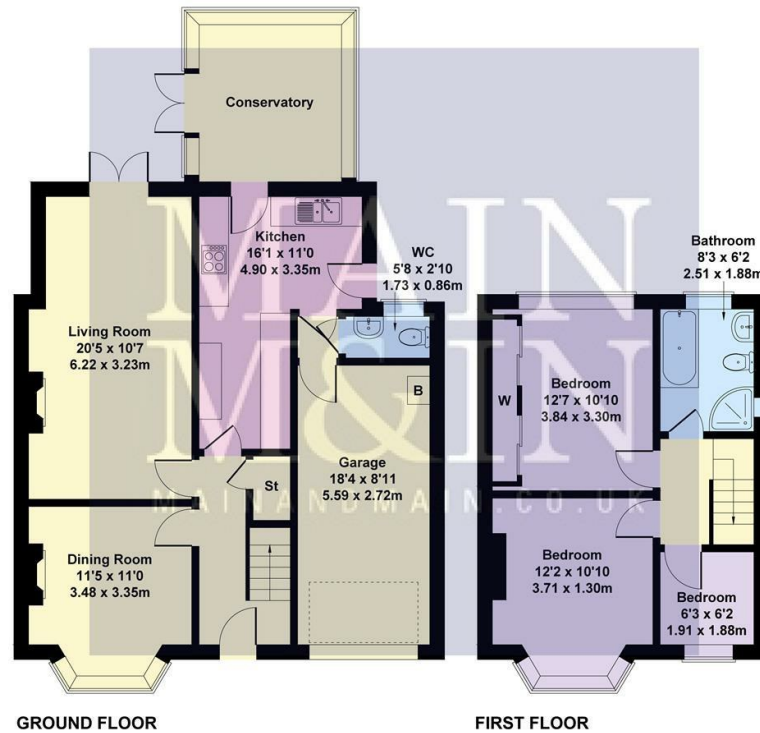
Driveway to the front.

Enclosed garden to the rear with lawn, decorative borders, seating area.

Storage shed and Wendy house.



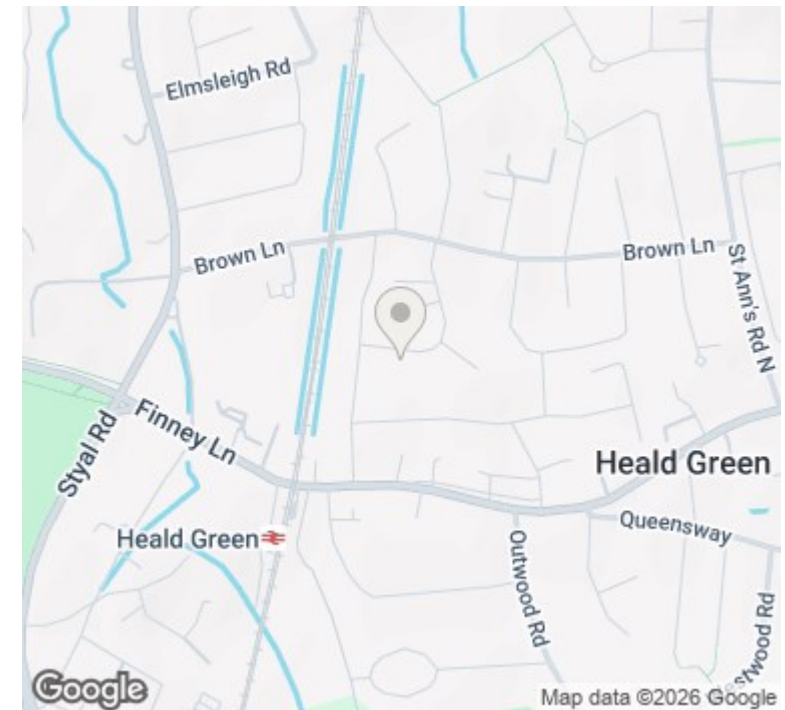
Peakdale Avenue
Approximate Gross Internal Area
1307 sq ft - 121 sq m



Not to Scale. Produced by The Plan Portal 2024
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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.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		82
(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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