



21 Davies Avenue  
Heald Green SK8 3PF  
£325,000

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# 21 Davies Avenue Heald Green SK8 3PF

£325,000

This extended semi-detached house occupies a desirable position within a well-established residential area and is offered for sale with the benefit of having no onward chain involved.

The property requires some cosmetic updating and it represents a great opportunity for a wide range of buyers. The main roof and flat roof have been renewed within the last five years.

The accommodation comprises: Entrance hallway, dining room, an extended living room, fitted kitchen, a utility room and a downstairs WC.

To the first floor there are two double bedrooms, a single bedroom/study and a bathroom/WC.

The property stands behind a garden area with a long driveway providing off road parking space. There is a brick-built garage and a lawned garden to the rear.

The home is conveniently located approximately one mile from Heald Green village and railway station. It is within easy reach of popular local schools for all age groups. There are excellent transport links close by. The house is within half a mile of the access point to the bypass (Lakeland Centre).

An opportunity not to be missed.

- Extended Accommodation
- Three Bedrooms
- Two Reception Rooms
- Kitchen & Utility Room
- Downstairs WC
- Updating Required
- Driveway & Garage
- Gardens
- Popular Location
- No Onward Chain

Entrance Hallway  
10'5" x 5'8"

Dining Room  
13'6" ( into bay ) x 11'9"  
Fireplace with surround.

Living Room  
18'8" x 9'9"  
Fireplace with surround.

Kitchen  
10'8" x 7'9"  
Part Tiled Walls, Fitted Cupboards, Oven with Gas hob.

Utility  
Plumbing for washing machine, wall mounted boiler.

Downstairs WC  
4'1" x 2'9"  
WC, sink unit.

Landing  
6'2" x 4'11"  
Loft Access.

Bedroom One  
14'3" ( into bay ) x  
Fitted Wardrobes.

Bedroom Two  
12'4" x 10'2"  
Fitted Wardrobes.

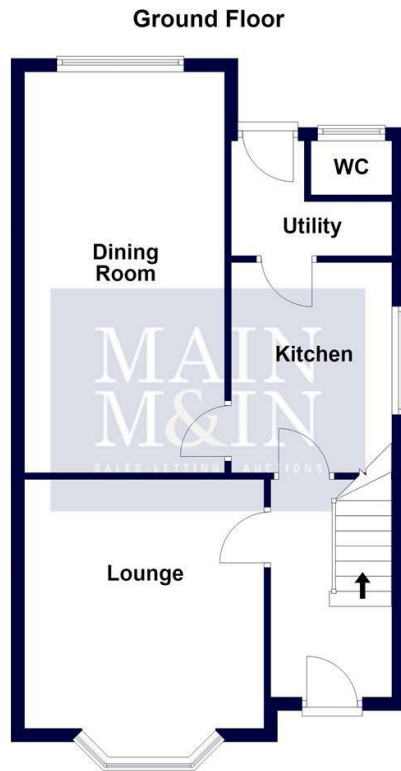
Bedroom Three  
8'10" x 6'10"  
Fitted wardrobes. Built in cupboard.

Bathroom  
7'2" x 4'1"  
Panelled bath, wash basin.

Externally  
Gardens to the front.  
Driveway alongside leading to the brick-built garage.  
Garden to the rear with patio, lawns and decorative borders.

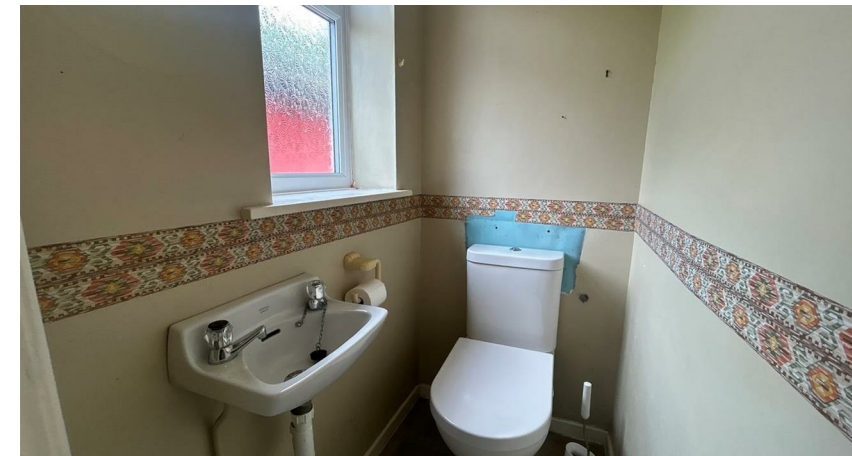
Lease Details  
928 year remaining of a 999 year lease (start date 1955).  
Ground Rent £7 per annum (fixed)

Tenure: Leasehold  
Council Tax: SMBC D

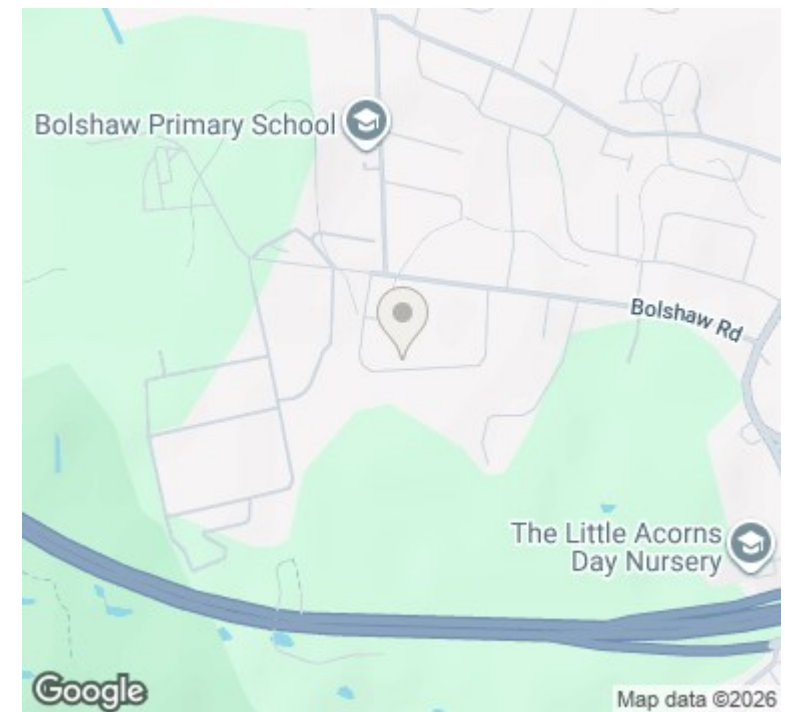


For Illustration Purposes Only, Not To Scale  
Plan produced using PlanUp.

**Davies Avenue, 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.

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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