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9 Ashdale Drive  
Heald Green SK8 3SX  
Offers Over £360,000





# 9 Ashdale Drive Heald Green SK8 3SX

Offers Over £360,000

Forming part of a sought-after residential area, this semi-detached property is well-presented and likely to appeal to a wide range of potential purchasers.

A wide entrance hallway leads to a living room which overlooks the front of the property. To the rear is an open-plan dining kitchen, fitted with stylish modern base and eye-level units, with quartz worktop and breakfast bar and Belfast sink. French doors lead out to the garden.

To the first floor, a landing gives access to two double bedrooms, a single bedroom and a bathroom which is fitted with a white suite, with shower above the bath. A hatch with drop down ladder leads to the loft space, with boarded floor for storage.

The property stands behind a garden area with a driveway leading alongside the house, to a detached garage which is currently set up as a home gym. The rear garden is enclosed, with a seating area and artificial grass.

Ashdale Drive is located in an area with popular schools for all age groups. Plentiful amenities are available in Heald Green and Gatley villages, with the Sainsbury's and John Lewis superstores also easily accessed. There are excellent transport links, making the area particularly convenient.

We strongly recommend an early internal inspection in order to avoid disappointment.

Tenure: Freehold  
Council Tax: Stockport C

- Gas Central Heating - Combi Boiler
- PVCU Double Glazing
- Stylish Modern Fitted Dining Kitchen
- Three Bedrooms
- Bathroom with White Suite
- Gardens
- Driveway
- Detached Garage

Entrance Hallway  
6'4 x 14'0 max

Living Room  
11'6 x 13'4

Dining Kitchen  
18'0 x 11'0

First Floor Landing

Bedroom One  
10'5 x 13'4

Bedroom Two  
10'5 x 11'0

Bedroom Three  
7'5 max x 9'3 max

Bathroom  
7'2 x 8'2

Externally  
Garden area to the front, with driveway providing off road parking space.  
Enclosed garden to the rear with seating area and artificial grass.

Detached Garage  
9'4 x 18'11

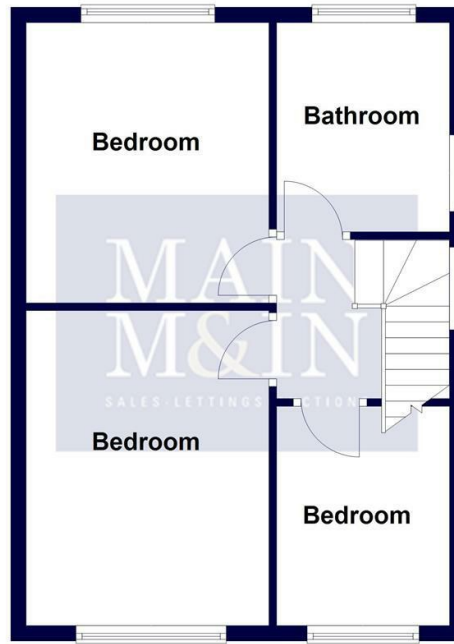




Ground Floor



First Floor



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

Ashdale Drive, Heald Green

To view this property call Main & Main on 0161 437 1338





Company Registration No. S615498

Lettings (1<sup>st</sup> Floor) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Lettings + 0161 491 6666

Heald Green (Head Office) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Sales 0161 437 1338 + Auctions + 0161 437 5337

mainandmain.co.uk

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A	(92 plus) A	(92 plus) A	(92 plus) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
Current	Current	Current	Potential
79	68		

