



70 Queensway
Heald Green SK8 3ET
£365,000



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Located on the tree-lined Queensway and available with no onward chain, this traditional semi-detached house is well-placed for access to the amenities of Heald Green village, with excellent transport connections and schools.

An entrance porch opens to an entrance hallway. There is a well-proportioned living room with bay window and feature fireplace. The room opens to a dining room and a dining kitchen completes the ground floor.

Upstairs are two double bedrooms - the principal bedroom with fitted wardrobes. A single third bedroom/study and a modern fitted shower room/WC complete the accommodation.

The house stands behind a lawned garden with a driveway providing off road parking, leading to an attached garage. To the rear is an enclosed garden with lawn, decorative borders and a timber shed.

The property has been very well maintained and it we advise an early viewing: Do not miss the chance to make this charming house your new home.



- Gas Central Heating
- Majority PVCU Double Glazing
- Two Reception Rooms
- Dining Kitchen
- Three Bedrooms
- Modern Shower Room/WC
- Driveway
- Attached Garage
- Gardens
- No Onward Chain

Entrance Porch

Entrance Hallway

Living Room

16'4 into bay x 11'3

Open to:

Dining Room

7'9 x 9'4

Dining Kitchen

12'9 x 8'4

First Floor Landing

Bedroom One

13'1 into bay x 11'5 red to 9'7 to wardrobes

Bedroom Two

11'6 x 9'6

Bedroom Three

7'0 x 6'5

Shower Room/WC

5'7 x 8'4

Attached Garage

16'0 x 7'8

Externally

Lawned garden with driveway leading to garage.

Enclosed garden with lawn, decorative borders and timber shed.

Tenure: Freehold

Council Tax: Stockport C

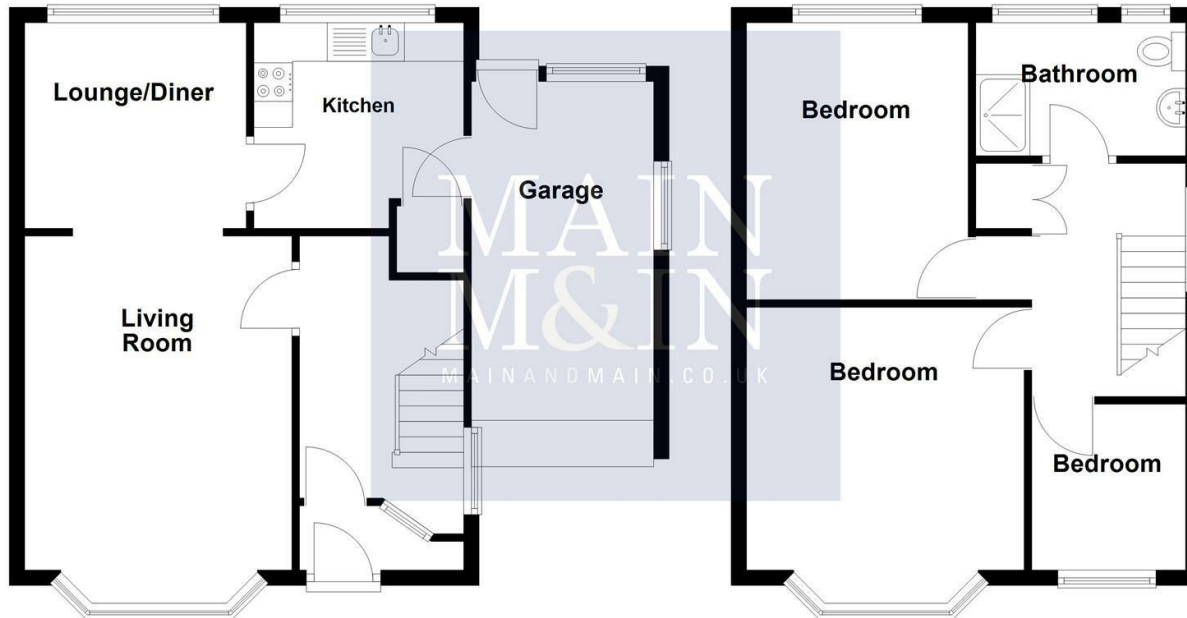


Ground Floor

Approx. 52.2 sq. metres (561.8 sq. feet)

First Floor

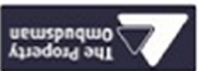
Approx. 40.6 sq. metres (437.3 sq. feet)



Total area: approx. 92.8 sq. metres (999.0 sq. feet)

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





Company Registration No. 5615498

Lettings (1st 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

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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	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent	C (69-80)
Poor	D (55-68)
Very poor	E (39-54)
Very poor	F (21-38)
Very poor	G (1-20)
Not environmentally friendly - higher CO2 emissions	
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