



49 St. Anns Road North
Heald Green SK8 3SH
Or Nearest Offer £525,000

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49 St. Anns Road North

Heald Green SK8 3SH Or Nearest Offer £525,000

A FREEHOLD, Four Bedroom Detached with tremendous scope to extend and improve.

Offering true family accommodation, this home regrettably come to the market for the first time in over fifty years. It lies on one of the most sought after roads in Heald Green, the village being less than a mile away. Other facilities such as schooling, transport, station are all easily accessed. The property offers: Entrance Hall, Downstairs WC, Lounge, Dining Room, Fitted Kitchen, Enclosed Side Porch, Landing, Four Excellent Bedrooms, Bathroom/WC. Outside are two attached garages, car parking for several cars, gardens are to the front and rear which have been well maintained.

The property requires a degree of updating but once undertaken will provide a lovely family home for years to come. DO NOT MISS THIS ONE AS IT WILL NOT BE AROUND FOR LONG.

- Four Bedrooms
- Downstairs WC
- Gas Central Heating
- PVCU Double Glazing
- Excellent Gardens
- Scope to extend and improve
- Freehold

Tenure: Freehold
Council Tax: SMBC E

Porch
4'8 x 3'8

Entrance Hall
11'8 x 6'92 (max)

Living Room
15'02 x 11'9
Electric Fire

Dining Room
13'01 x 8'8
Patio door to the rear

Kitchen
14'5 x 8'8

Rear Porch
8'9 x 2'8

Downstairs WC
8'6 x 2'7

Landing
15'4 x 6'8

Bedroom One
15'1 x 10'4
Fitted Wardrobes

Bedroom Two
14'6 (max) x 10'4
Fitted Wardrobes

Bedroom Three
12'4 x 8'6
Fitted Wardrobes

Bedroom Four
8'5 x 7'9

Bathroom
6'52 x 5'5
Tiled walls, Bath with shower over, Pedestal wash basin,
Bathroom cabinet

Separate WC
5'2 x 2'5

Outside
Parking to the front via a dual driveway with two attached
Garages, garden to the rear consisting of Lawns, Patio paving,
raised beds



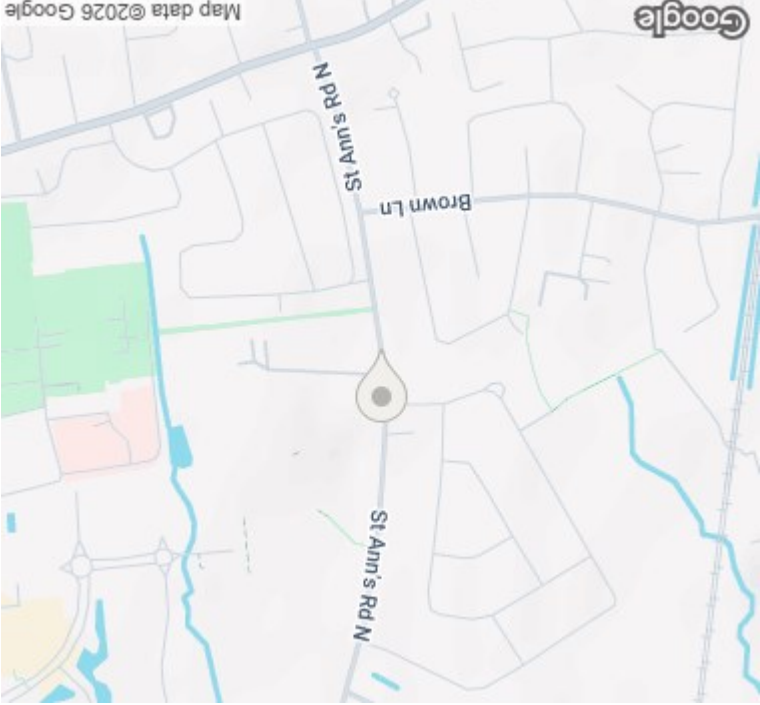
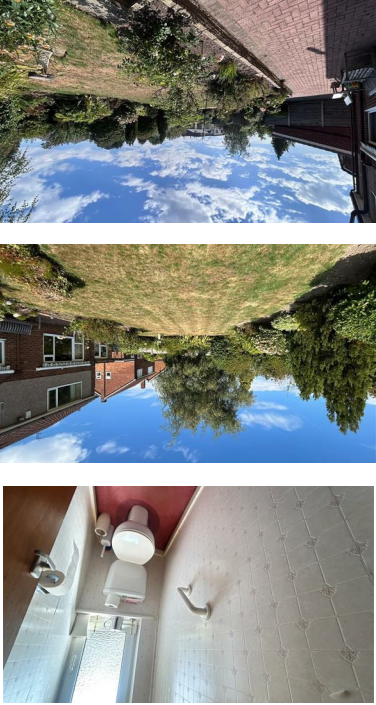
For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

49 St Anns Road North, Heald Green

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



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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	82
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent energy efficiency	C (69-80)
Below average energy efficiency	D (55-68)
Below average energy efficiency	E (39-54)
Below average energy efficiency	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	A (92 plus)
Environmentally friendly	B (81-91)
Decent environmental friendliness	C (69-80)
Below average environmental friendliness	D (55-68)
Below average environmental friendliness	E (39-54)
Below average environmental friendliness	F (21-38)
Not environmentally friendly - higher CO ₂ emissions	G (1-20)

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Company Registration No. 5615498