



93 East Avenue  
Heald Green SK8 3BR  
£395,000

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# 93 East Avenue Heald Green SK8 3BR

£395,000

Offering flexible extended accommodation, this semi-detached property is located in a sought-after residential area, close to amenities, schools and transport networks.

An entrance hallway leads to a well-proportioned living room with feature fireplace and inset stove. The room opens to a dining room, with sliding doors giving access to the conservatory. A fitted kitchen leads on to a useful utility/store room.

The house has benefited from the conversion of the attached garage which has provided a versatile extra bedroom/study to the ground floor, with an en-suite shower room/WC.

To the first floor, a landing give access to two double bedrooms and a single bedroom - all with fitted wardrobes. A family bathroom with white suite completes the accommodation.

The property stands behind a garden area, with a driveway providing off road parking space. There is gated access alongside the property, leading to an attractive enclosed garden with lawn, seating area and established borders.

An internal inspection is strongly recommended in order to fully appreciate this well-presented home.

- Gas Central Heating
- PVCU Double Glazing
- Extended Accommodation
- Four Bedrooms
- Two Bathrooms
- Conservatory
- Attractive Gardens
- Driveway
- Popular Location
- Viewing Advised

Entrance Hallway  
6'6 x 12'5

Living Room  
10'10 x 13'10  
Open to:

Dining Room  
9'10 x 9'9

Conservatory  
9'6 x 6'8

Kitchen  
16'11 x 7'10

Utility/Store  
8'6 x 4'6

Bedroom Four/Study  
8'2 x 8'2

En-Suite Shower Room/WC  
8'2 x 2'8

First Floor Landing

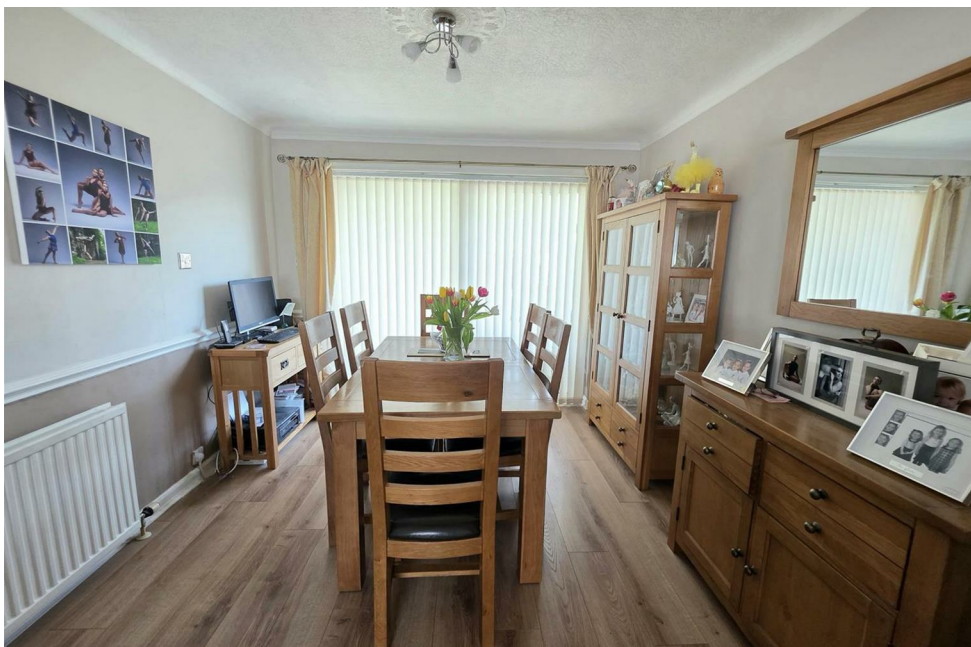
Bedroom One  
9'10 x 14'4

Bedroom Two  
9'10 x 9'10

Bedroom Three  
7'7 max x 8'0 max

Bathroom  
7'4 x 5'1

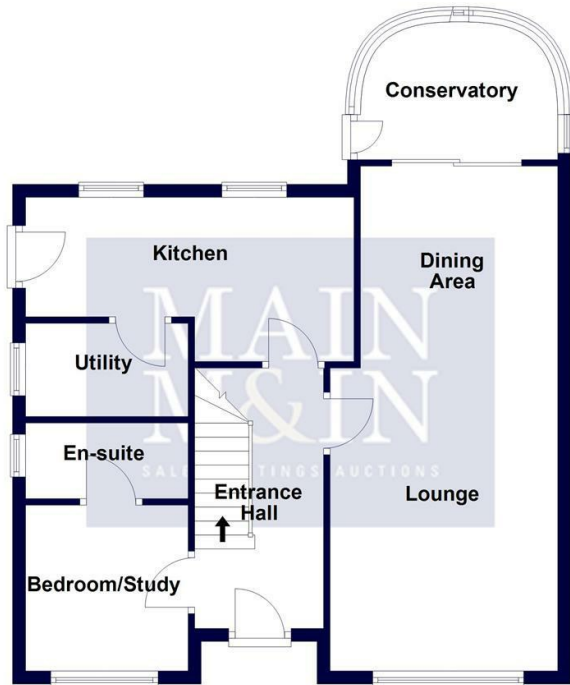
Externally  
Garden with driveway to the front.  
Enclosed rear garden with lawn, decorative borders.  
Timber storage shed. Paved seating area.



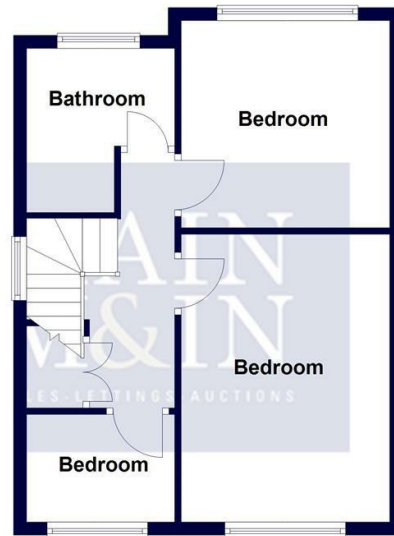
Tenure: Freehold  
Council Tax: Stockport C



Ground Floor



First Floor



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

93 East Avenue, 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

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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

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO2 emissions (92 plus)	A
Energy efficient - lower running costs (81-91)	B
Standard (69-80)	C
Below standard (55-68)	D
Below standard (39-54)	E
Below standard (21-38)	F
Not environmentally friendly - higher CO2 emissions (1-20)	G
Current	77
Target	
Environmental Impact (CO <sub>2</sub> ) Rating	

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Below standard (21-38)	F
Not environmentally friendly - higher running costs (1-20)	G
Current	69
Target	
Energy Efficiency Rating	

