



34 Oakdale Drive
Heald Green SK8 3SL
Offers Over £355,000

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34 Oakdale Drive Heald Green SK8 3SL

Offers Over £355,000

A Freehold, Well Presented Three Bedroom, Dormer Bungalow with Large Conservatory.

A TARDIS is the only way to describe this property. The whole property has been totally remodelled with the loft converted. It now offers: Large Hallway, L Shaped Living Room (18'4" to 11'11" x 15'9" to 11'1"), Fitted Kitchen/Dining (18'7" x 13'11"), Conservatory, Landing, Three Bedroom (Two with Wardrobes), the third with Dressing Room, Bathroom/WC. Outside: Garage (part converted for storage), Car Port, Gardens to the front and rear.

Oakdale Drive lies off St Ann's Road North and is within a mile of Heald Green Centre, and Train Station. Within the SK8 Postcode are schools for all age groups both state and private. The M56/M60 Motorways along with Manchester Airport are within few miles. The Large Super Stores are on the A34 Bypass. (Tesco, John Lewis, M&S etc)

This is a property has to be viewed to appreciate the overall accommodation.

- Freehold
- Three Bedrooms
- Large Lounge
- Fitted Kitchen/Dining Area
- Conservatory
- Gas Central Heating
- PVCU Double Glazing
- FREEHOLD

Tenure: Freehold
Council Tax: SMBC D

Reception Hallway

Downstairs WC
5'10 x 3'3

Living Room (L-shaped)
18'4" reducing to 11'11" x 15'9" reducing to 11'1"

Kitchen/ Dining Room
18'7" x 13'11" reducing to 11'10"
Comprehensively fitted with white units and appliances,
Double doors to the conservatory

Conservatory
15'7" x 14'9"
PVCu Double Glazed

First Floor Landing

Bedroom One
12' x 9'11 maximum
Fitted wardrobes

Bedroom Two
11'04" x 8'9"

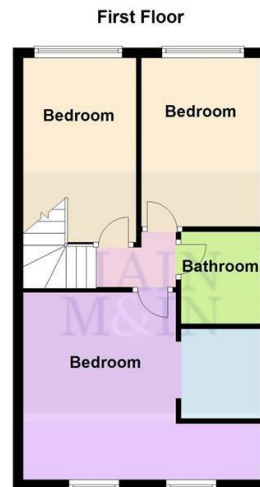
Bedroom Three
12'8" x 11'9"
Fitted wardrobes, 2 Velux windows, Some restricted headroom

Storage Room
6'0" x 5'7"

Bathroom/WC
6'9 x 5'7
Three piece white suite,

Externally
Converted garage 18'0" x 7'9"
Gardens front and rear
Driveway and carport





Oakdale Drive, 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		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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