

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

41 St. Austell Drive,
Heald Green, SK8 3EF



£350,000

Semi Detached
Three Beds Two Receptions
No Chain
Off Road Parking & Garage
Family Garden to Rear
Cul de Sac location
Upvc Double Glazing
Gas Central Heating
Viewing Recommended

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Semi Detached, No Chain, Three Beds, Two Receptions, Cul de Sac Location. Callaghans Estate Agents are delighted to offer for sale this three bedroom semi detached family home in Heald Green. Heals Green is a thriving local community which is well served by amenities such as shops schools and public transport, there is also great access for the airport and the M60 motorway. The property itself while in need of some updating represents an opportunity to acquire a good sized family home in a quiet cul de sac location with generous off road parking, a garage and family sized garden to the rear. Viewing is recommended.

Entrance Porch Upvc double glazed front door to entrance porch, upvc double glazed construction, glass paneled door to rear to entrance hall.

Entrance Hall Radiator to side, stairs to first floor, doors to lounge and kitchen.

Lounge 14' 5" x 11' 5" (4.39m x 3.48m) Upvc double glazed bay window to front, radiator to front, stone built chimney breast and hearth with floor mounted gas fire.

Kitchen 12' 3" x 7' 4" (3.73m x 2.23m) Full range of base and wall cupboards, coordinated work top inset sink and taps. Built under oven with inset gas hob and extractor above. Doors to side to garage and dining room. Upvc double glazed window to rear.

Dining Room 12' 9" x 10' 4" (3.88m x 3.15m) Upvc double glazed window to rear, radiator to side.

Garage 23' 8" x 14' 2" (7.21m x 4.31m) Garage is tapered and reduces to 9' 4" to rear, there is an up and over door providing vehicle access to the front and a door to the rear leading out onto the garden. Spacious garage providing accommodation for both vehicle storage and workshop facilities.

First Floor Landing Doors to bedrooms and bathroom and separate wc.

Bedroom One 14' 6" x 10' 6" (4.42m x 3.20m) Upvc double glazed bay window to front, radiator to front.

Bedroom Two 12' 9" x 10' 5" (3.88m x 3.17m) Upvc double glazed window to rear, radiator to rear.

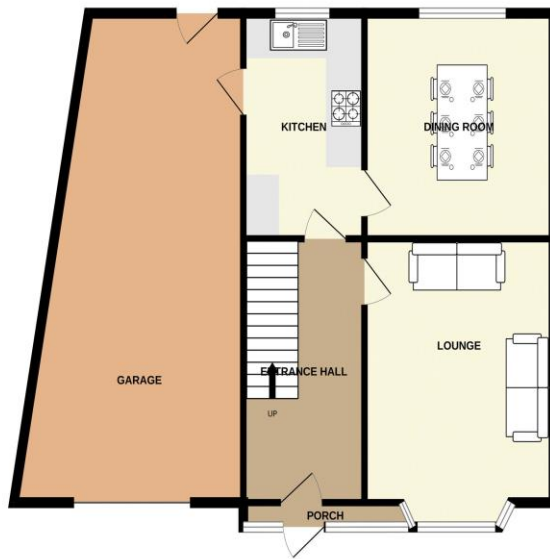
Bedroom Three 8' 11" x 7' 6" (2.72m x 2.28m) Upvc double glazed window to front, radiator to front.

Separate WC Low level WC and cistern upvc double glazed window to rear.

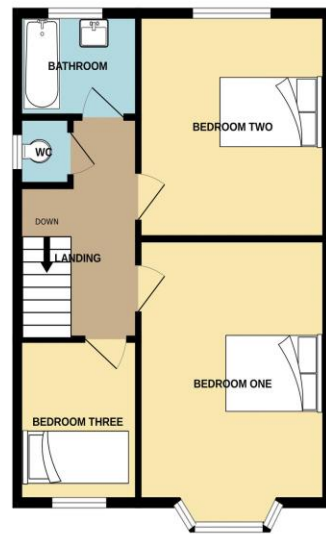
Bathroom Two piece bathroom suite, comprising paneled bath and pedestal mounted wash basin.

Outside To the front of the property there is an enclosed garden which has been converted and laid to printed concrete to provide off road parking and leading to an attached garage with an up and over door. To the rear of the property there is a family sized garden which is mainly laid to grass.

GROUND FLOOR
833 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 1341 sq.ft. (124.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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