



25 The Oval
Heald Green SK8 3JJ
£365,000



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This extended semi-detached residence forms part of 'The Oval' - an ever-popular address, accessed from the tree-lined Wythens Road, close to amenities, schools and transport networks.

An entrance porch leads to a hallway and on to a large living room, with bay window. There is a separate dining room to the rear and also a morning room, which opens to the fitted kitchen.

The house is currently arranged in a two bedroom format (originally three), but it could easily be returned to this configuration with the reinstatement of a stud wall and a door. At present, the two bedrooms at the front of the property have been combined. There is a second double bedroom to the rear. A modern shower room/WC completes the accommodation.

The property also benefits from a large attached garage which offers plentiful storage space. If desired, this could potentially suit conversion into additional accommodation, subject to meeting the necessary regulations.

The property stands behind an attractive garden, with a paved driveway providing off road parking space. To the rear is a well-proportioned garden which features a central lawn, a seating area with a canopy, well-stocked borders and a storage shed.

This is a most attractive home which must be viewed in order to be appreciated. These homes suit a wide range of potential purchasers and an internal inspection is vital.

- Gas Central Heating
- PVCU Double Glazing
- Extended Accommodation
- Three Reception Rooms
- Fitted Kitchen
- Two Bedrooms (Originally Three)
- Modern Shower Room
- Driveway & Large Attached Garage
- Attractive Gardens

Entrance Porch
6'9 x 2'8

Entrance Hallway
6'8 max x 6'5

Living Room
10'8 x 15'3 into bay

Dining Room
10'9 red to 9'6 x 11'2

Morning Room
6'7 x 11'9 max
Opens to:

Kitchen
9'8 x 8'5

First Floor Landing

Bedroom One
17'0 max x 10'5 max into bay red to 5'3
L-Shaped: Originally two rooms, could be re-instated with partition wall and a door.

Bedroom Two
10'9 red to 9'1 to wardrobes x 10'8

Shower Room/WC
6'6 x 7'9

Attached Garage
8'3 x 17'7

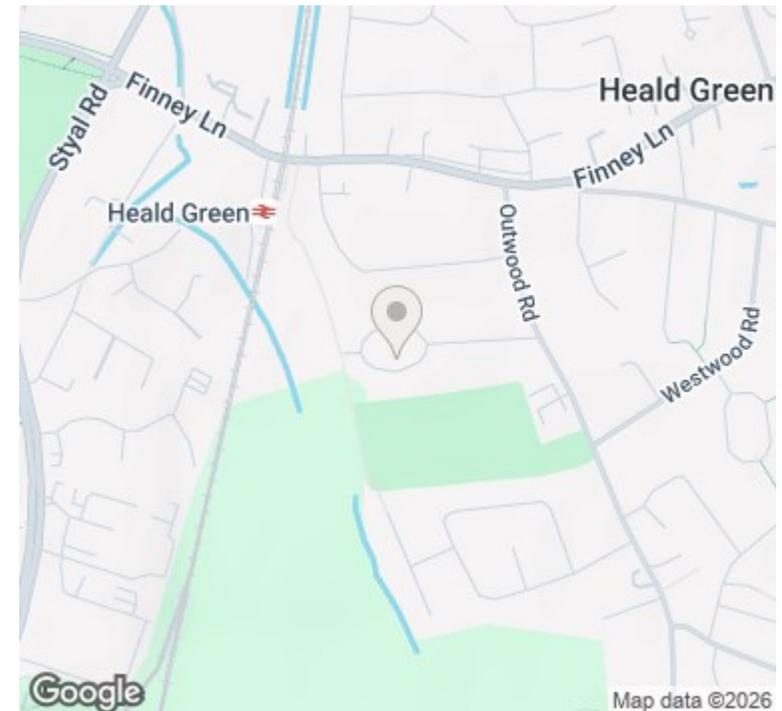
Externally
Garden to the front, with paved driveway providing off road parking space. Enclosed garden to the rear of a good size, with lawn, seating area with canopy. Decorative borders. Storage shed.



Tenure: Freehold
Council Tax: Stockport C



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



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	
	Current	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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