

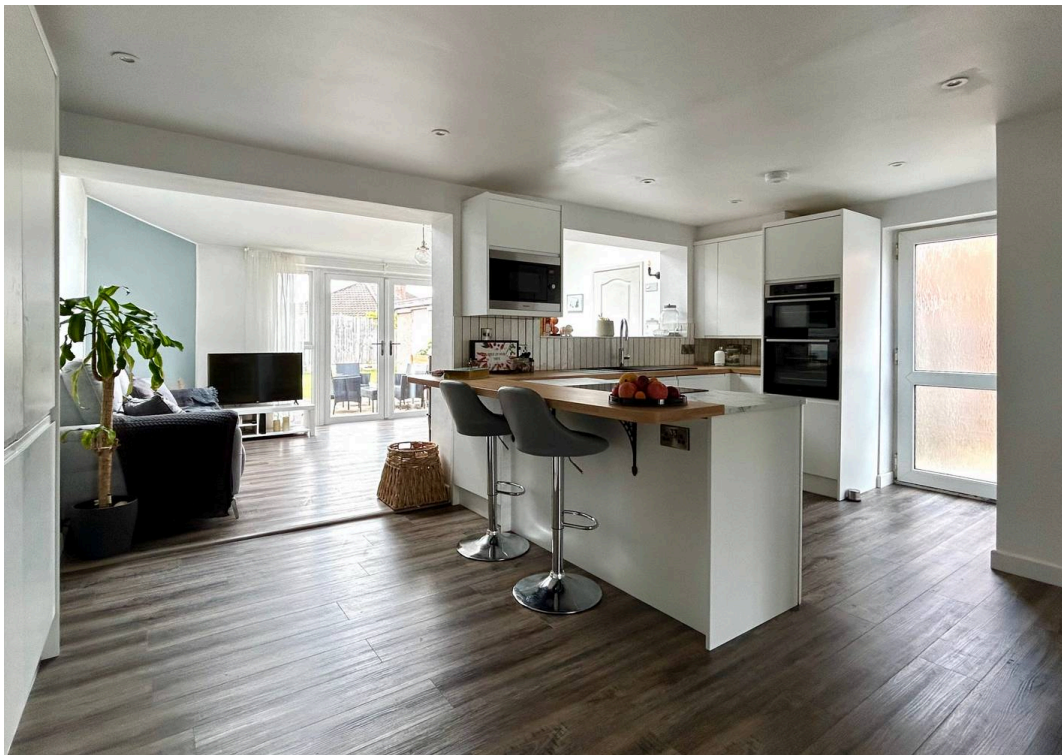


70 East Avenue, Heald Green

£415,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# 70 East Avenue

Heald Green

This beautifully designed family home features a newly upgraded open-plan dining kitchen, a spacious and inviting family room, and a convenient downstairs WC with a wet room. Upstairs, there are three well-proportioned bedrooms and a stylish bathroom suite. Situated in a sought-after residential area, the property boasts a well-maintained rear garden and a generous driveway, offering both comfort and practicality.

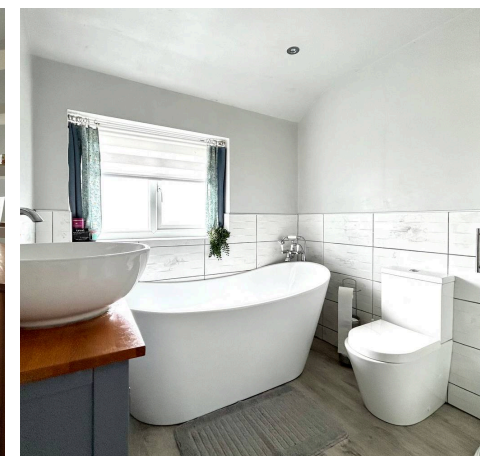
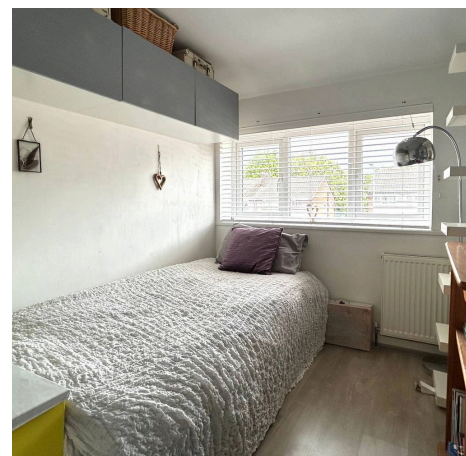
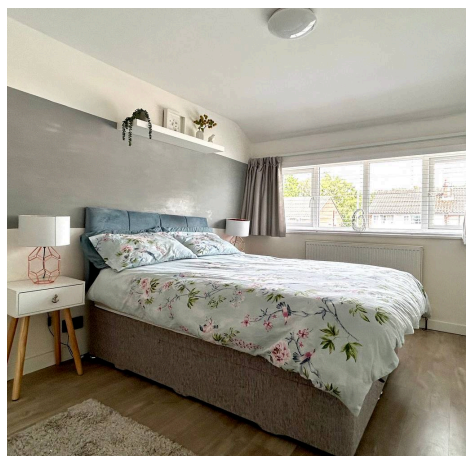
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Thoughtfully extended to rear
- Superb condition throughout
- Recently upgraded kitchen and bathroom
- Downstairs WC & wet room
- Generous driveway & rear garden
- Ideal family house in a desirable location
- Upgraded Electric consumer unit in 2023



# 70 East Avenue

## Heald Green

This beautifully presented semi-detached family home is in excellent condition and has been thoughtfully extended on the ground floor to enhance space and functionality. Ideally situated near Heald Green Village, well-regarded schools, and a wealth of local amenities, it offers both convenience and comfort.

The ground floor boasts a spacious open-plan layout, featuring a generous living area with a charming log-burning stove and an elegant open staircase. The recently upgraded kitchen/diner is fitted with high-quality integrated appliances, a stylish breakfast bar, and ample storage. At the rear of the property, a superb family room benefits from a standalone stove, Velux windows, and French patio doors opening onto the garden. A convenient downstairs WC and wet room complete this level.

Upstairs, the home offers three well-proportioned bedrooms and a stunning four-piece family bathroom, complete with a luxurious freestanding bath and a separate shower enclosure.

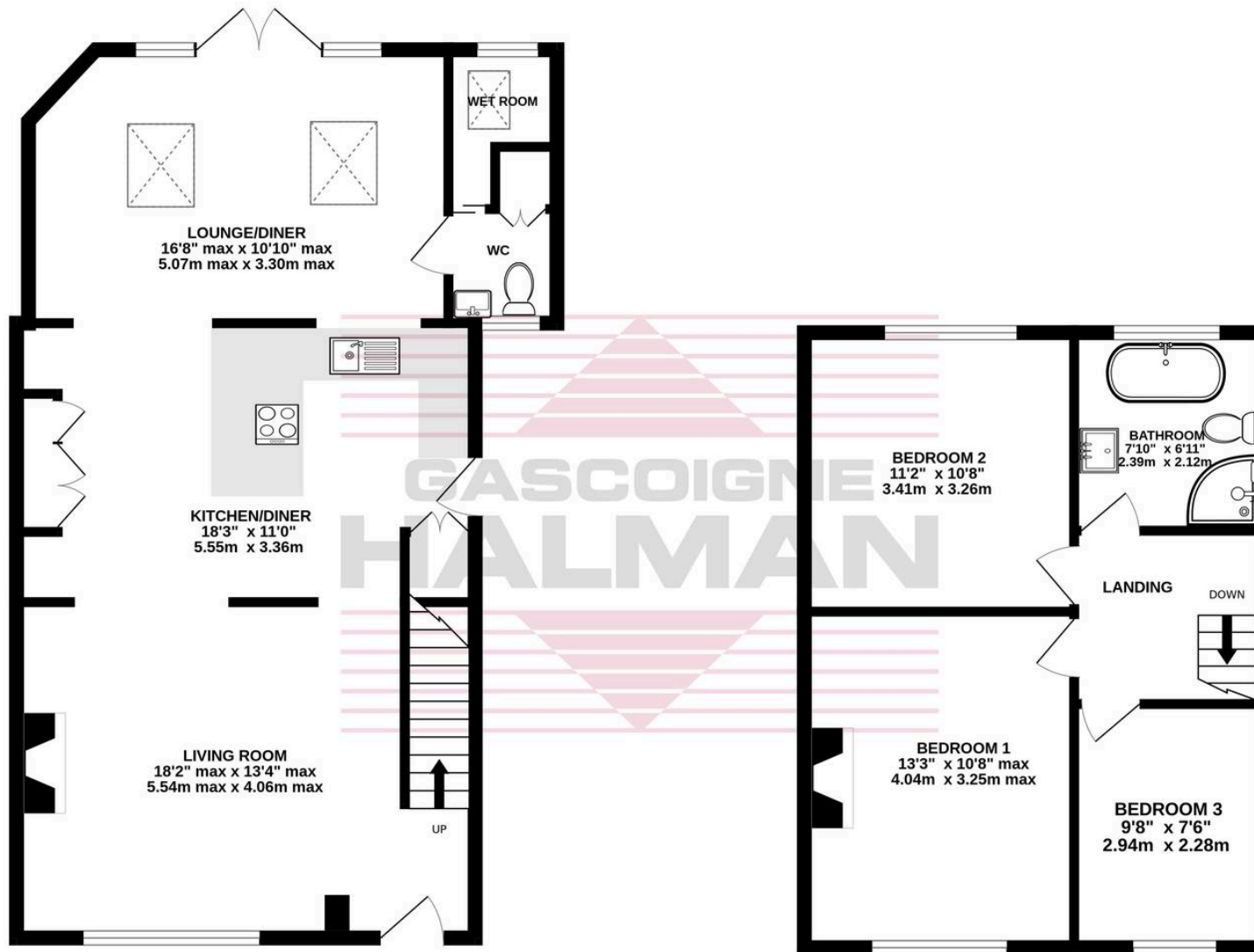
Externally, the property features a large driveway providing off-road parking and a generous rear garden with a patio area and a practical garden store.

Early viewing is highly recommended to fully appreciate this exceptional home.



GROUND FLOOR  
658 sq.ft. (61.1 sq.m.) approx.

1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.7 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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