



14 Troutbeck Road  
Gatley SK8 4RR  
Asking Price £425,000

MAIN  
M&IN  
SALES · LETTINGS · AUCTIONS

MAINANDMAIN.CO.UK





# 14 Troutbeck Road Gatley SK8 4RR

Asking Price £425,000

An attractive, FREEHOLD, three bedroom detached bungalow complete with large conservatory.

Instructions are received from the Executors to offer this lovely bungalow. It is in immaculate condition internally and has the added advantage of solar panels having been installed.

The accommodation comprises: Entrance Porch, Entrance Hallway, Lounge with doors to the large Conservatory, Dining Room, Re-fitted modern Kitchen, Three Bedrooms and a contemporary Bathroom/Shower and WC.

The property stands behind a garden area with a paved driveway providing off road parking space, leading on to an attached brick-built garage.

To the rear is an enclosed garden with seating areas, lawn, decorative borders and a greenhouse.

The property lies on a very popular development known as "The Lakes" close to local shops. The village amenities of Gatley, Cheadle and Heald Green are all easily accessed, with the large superstores on the A34 bypass (John Lewis, Sainsburys) also within easy reach.

Available with NO ONWARD CHAIN.

Tenure: Freehold  
Council Tax: SMBC D

- Three Bedrooms
- Re-Fitted Kitchen
- Conservatory (PVCU Double Glazed)
- Gas Central Heating
- PVCU Double Glazing
- Solar Panels to the Roof
- Immaculate Condition
- Freehold

Entrance Porch  
Entrance Hallway

Living Room  
16'0 x 11'11  
Open to:

Dining Room  
9'10 x 8'10

Conservatory  
12'0 x 13'4

Kitchen  
8'9 x 10'0

Bedroom One  
10'0 x 11'0

Bedroom Two  
10'0 x 10'3

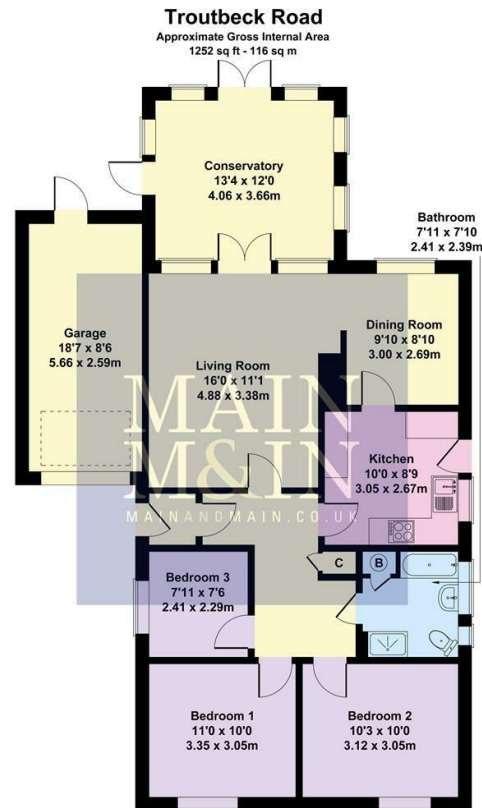
Bedroom Three  
7'6 x 7'11

Bathroom/Shower Room/WC  
7'11 x 7'10

Externally  
Garden area to the front.  
Driveway alongside the property, leading to attached garage.  
Enclosed garden to the rear with seating area, lawn, decorative borders and greenhouse.

Attached Garage  
18'7 x 8'6



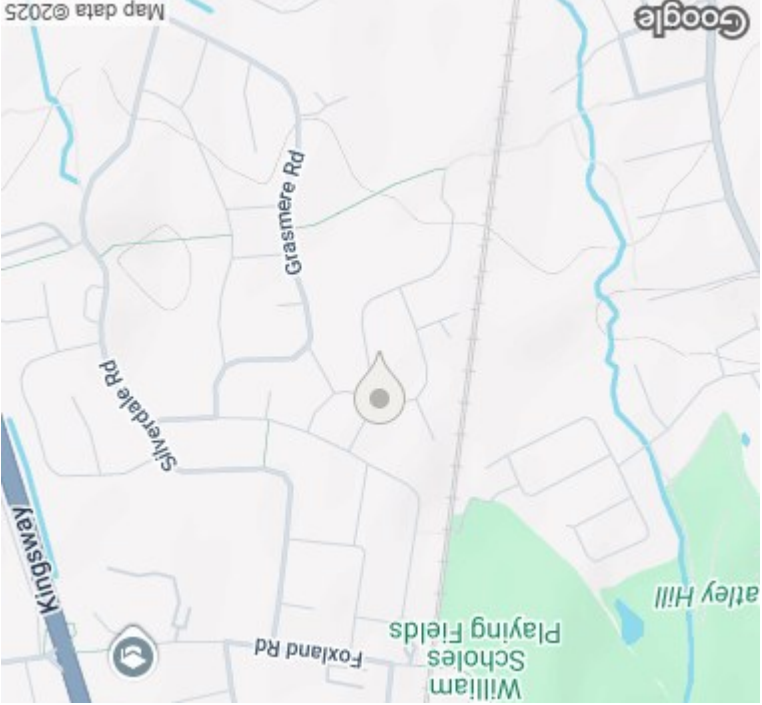
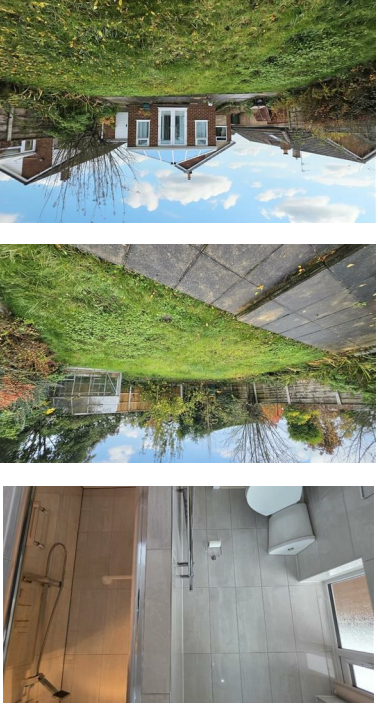


Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



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	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	
Current	Potential
80	85

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

mainandmain.co.uk

Heald Green (Head Office) 198 Finney Lane • Heald Green • Stockport • Sales 0161 437 1338 • Auctions • 0161 437 5337

Lettings (1<sup>st</sup> Floor) 198 Finney Lane • Heald Green • Stockport • SK8 3QA • Lettings • 0161 491 6666



Company Registration No. 5615498