



22 Rose Vale  
Heald Green SK8 3RN  
£385,000



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Rose Vale forms a most appealing cul-de-sac of bungalows, with pedestrian access at the end leading into the attractive green space of Rose Vale Park. The properties on this side of the road benefit from impressive garden plots - A superb 0.16 acres in this case.

The accommodation is particularly well-presented: An entrance porch opens to a wide entrance hallway. To the front is a well-proportioned living room with a bay window and feature fireplace. A large open-plan dining kitchen features French doors which open to the rear patio and there is also a rear porch. The bungalow provides versatile living space: There are three good sized bedrooms and a modern shower room with walk-in enclosure and WC.

The property stands behind a garden area with a block-paved driveway providing off-road parking space which extends alongside the bungalow, through wrought-iron gates and on to a detached garage. The rear garden is a remarkable space which is not directly overlooked. A raised patio/seating area leads down to a superb lawned garden with decorative borders and well-established trees and shrubs.

The area enjoys excellent transport links with easy access to amenities and schools for all age groups. An early internal inspection is advised in order to fully appreciate this most appealing property.

Tenure: Freehold  
Council Tax: Stockport C

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Open-plan Dining Kitchen
- Spacious Living Room
- Modern Shower Room/WC
- Driveway
- Garage
- Superb Gardens
- Cul-de-sac Location

Entrance Porch

Entrance Hallway  
14'9 max x 8'5 max

Living Room  
15'5 into bay x 11'2

Dining Kitchen  
17'9 max red to 11'3 x 13'10 max red to 8'4

Rear Porch  
5'7 x 4'6

Bedroom One  
14'11 into bay x 11'10

Bedroom Two  
12'4 x 7'11

Bedroom Three  
7'10 x 11'4

Shower Room/WC  
7'8 x 5'8

Externally

Garden area to the front, with block-paved driveway.  
Gates to side lead to detached garage (13'11 x 8'2).  
Large rear garden with raised seating area. Lawned expanse.





Not to Scale. Produced by The Plan Portal 2026  
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To view this property call Main & Main on 0161 437 1338



Company Registration No. S615498

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

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Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	(92 plus) A	Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
Energy efficient - lower running costs	(81-91) B	Environmentally friendly - lower CO <sub>2</sub> emissions	(81-91) B
Decent	(69-80) C	Decent	(69-80) C
Needs some work to be done	(55-68) D	Needs some work to be done	(55-68) D
Needs a lot of work to be done	(45-54) E	Needs a lot of work to be done	(45-54) E
Very poor energy efficiency - higher running costs	(21-40) F	Very poor energy efficiency - higher CO <sub>2</sub> emissions	(21-40) F
Very poor energy efficiency - higher running costs	(1-20) G	Very poor energy efficiency - higher CO <sub>2</sub> emissions	(1-20) G

