



12 Finney Lane  
Heald Green SK8 3DQ  
Offers Over £425,000

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# 12 Finney Lane

## Heald Green SK8 3DQ

Offers Over £425,000

Significantly extended and presented to an excellent standard throughout, this larger than average semi-detached home is certain to impress, as will the long, attractive gardens to the rear.

A reception hall leads through into a spacious living room with feature exposed brick wall and a wood-burning stove. Bi-folding internal doors open to an impressive open-plan dining kitchen, also with exposed brick, attractive wooden worktops and doors through to the conservatory.

To the first floor, a landing gives access to two large double bedrooms, a single bedroom/study and a remarkable luxury family bathroom in a 'modern rustic' style with freestanding claw-foot bath plus a walk-in shower enclosure.

A turning staircase with roof window above leads to the second floor, with a well-proportioned principal bedroom with views over the rear garden. There is also a stylish Jack & Jill en-suite shower room/WC.

The house stands behind a block-paved driveway which provides off road parking for two vehicles. Gated access to the side leads on to a store room/gym. The rear garden is of a very generous size, with a paved seating area overlooking a lawned section with well-stocked borders, storage shed and greenhouse. There is a further paved seating area at the end of the garden which affords a good degree of privacy.

Finney Lane is one of the central roads in Heald Green. The location provides excellent access to a wide range of amenities, transport networks and schools for all age groups.

This is a stylish, unique home which warrants an early internal inspection in order to appreciate the scale and standard of accommodation provided.

Tenure: Freehold  
Council Tax: Stockport D

- Four Bedrooms
- Two High Specification Bathrooms
- Stylish Contemporary Decor
- Spacious Accommodation Over Three Floors
- Large Living Room
- Superb Dining Kitchen
- Conservatory
- Driveway
- Large Gardens
- Large Storage Room/Gym

Entrance Hallway  
6'1 x 7'4

Living Room  
15'11 max x 13'10 max  
Bi-folding internal doors to:

Dining Kitchen  
11'7 x 19'0

Conservatory  
13'1 x 7'11

First Floor Landing

Bedroom Two  
13'11 x 10'11

Bedroom Three  
11'8 x 10'11

Bedroom Four/Study  
7'7 max x 7'10 max

Bathroom  
11'9 max x 7'10

Second Floor Landing

Bedroom One  
18'8 x 12'1

Shower Room/WC  
9'8 x 4'10

Externally  
Block-paved driveway to the front providing off road parking space.  
Gated access to the side.  
Large enclosed garden to the rear with seating areas, lawn and decorative borders.

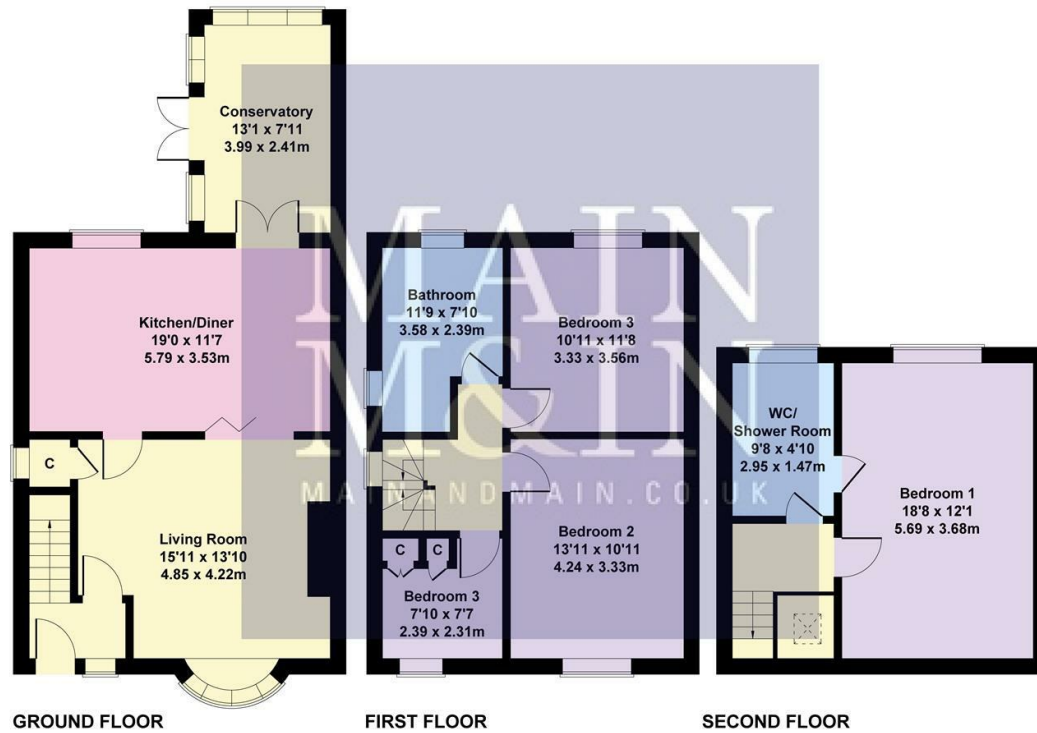
Storage/Gym  
16'1 x 8'0







**Finney Lane**  
Approximate Gross Internal Area  
1460 sq ft - 136 sq m

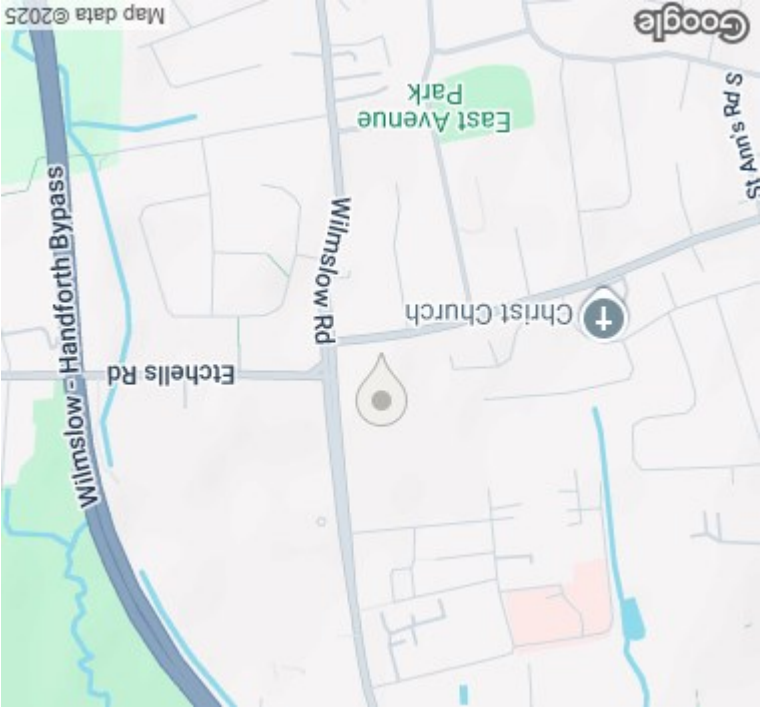
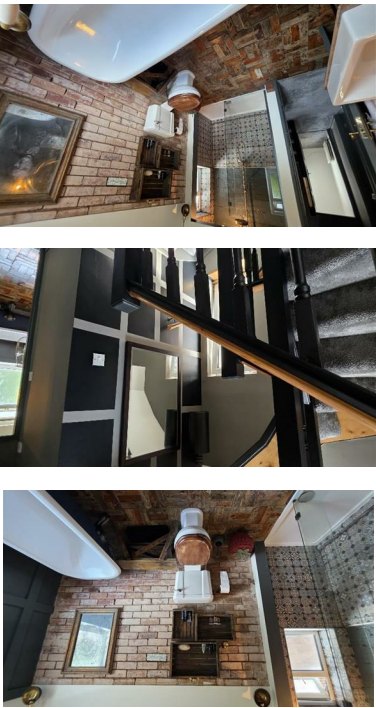


Not to Scale. Produced by The Plan Portal 2025  
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To view this property call Main & Main on 0161 437 1338





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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	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 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 CO2 emissions
Current	Potential

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