



109 Crantock Drive  
Heald Green SK8 3EY  
£380,000

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# 109 Crantock Drive Heald Green SK8 3EY

£380,000

This beautifully-presented semi-detached house has been greatly improved by the current owners, now offering modern, stylish accommodation which is certain to impress.

A large porch leads to a wide entrance hallway with attractive flooring which flows through into the kitchen and dining room. The kitchen has been refitted with stylish modern units, with integrated fridge/freezer, washing machine and dishwasher.

The kitchen opens to a dining room with French doors to the rear garden. To the front of the property is a well-proportioned living room, with media wall and inset fire. A separate WC completes the ground floor.

Upstairs is a landing with access to the bedrooms: There are two generous double rooms, the principal having fitted wardrobes. A single bedroom/study also has built-in cupboards which provide additional storage space. The bathroom is another highlight, having been re-fitted with a contemporary white suite with a bath and separate shower enclosure.

The house stands behind a garden area with a wide paved driveway providing off road parking space. The driveway leads alongside the house, through timber gates and on to a detached garage. The rear garden features a large deck for seating, a lawned section, decorative borders and a bark-covered play area.

Crantock Drive is well-placed for access to the amenities of Heald Green Village, with excellent transport links and popular schools for all age groups.

An internal inspection is strongly recommended.

- Gas Central Heating
- PVCU Double Glazing
- Excellent Presentation
- Modern Fitted Kitchen
- Contemporary Bathroom
- Downstairs WC
- Three Bedrooms
- Driveway & Garage
- Attractive Gardens
- Viewing Essential

Entrance Porch  
6'0 x 4'6

Entrance Hallway  
6'4 x 15'1

Downstairs WC

Kitchen  
8'1 x 11'9  
Open to:

Dining Room  
9'6 x 8'10  
Open to:

Living Room  
11'5 x 14'6

First Floor Landing

Bedroom One  
10'10 max x 12'5

Bedroom Two  
10'8 x 11'4

Bedroom Three  
7'3 max x 9'0 max

Bathroom  
7'5 x 8'0

Externally

Lawned garden with paved driveway to the front and side of the property. Gates to the side with pergola above and leading to garage.

Enclosed garden to the rear with decking area, lawn and decorative borders.

Detached Garage  
9'2 x 17'8



Tenure: Freehold  
Council Tax: Stockport C





### Crantock Drive

Approximate Gross Internal Area  
916 sq ft - 85 sq m  
(Excluding Garage)

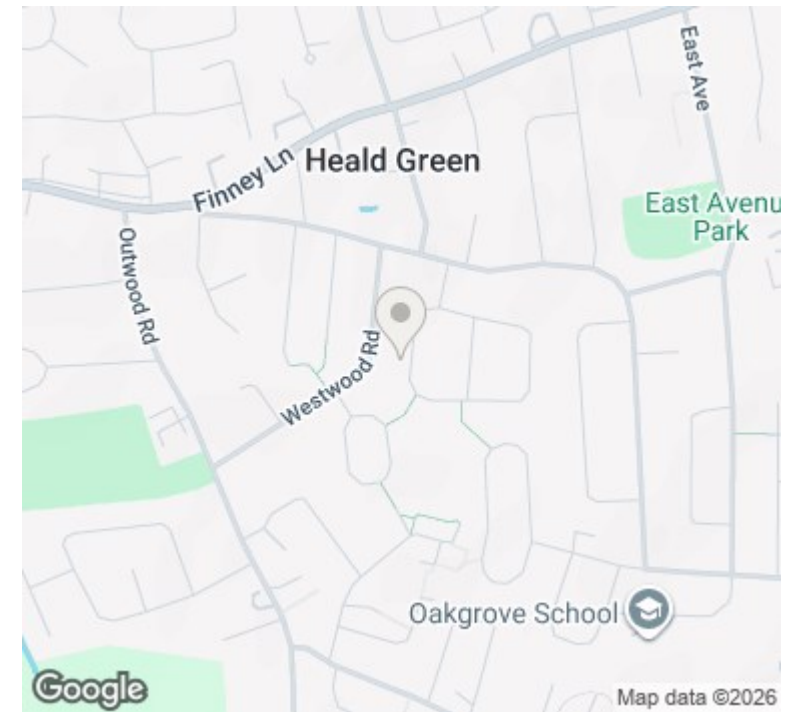


Not to Scale. Produced by The Plan Portal 2026  
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To view this property call Main & Main on 0161 437 1338





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

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