



17 Gloucester Road
Heald Green SK8 3NB
Asking Price £230,000



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This two double bedroom end of terrace house is offered at a sensible price, with the additional benefit of having no onward chain.

The property represents an excellent opportunity to acquire a well-proportioned home, ideal for either a first time buyer or a landlord seeking to increase their portfolio.

The property comprises: Entrance hallway, a spacious through lounge, fitted kitchen.

To the first floor is a landing which leads to two good double bedrooms and a bathroom/WC.

Outside are gardens to both the front and rear, the rear with a large paved seating area.

The property is situated close to local shops, schooling and transport. Within a mile is Heald Green Village and Station. Slightly further afield are the large stores on the A34 bypass as well as other centres such as Gatley, Cheadle and Cheadle Hulme.

An early viewing is recommended in order to avoid disappointment.

Tenure: Freehold
Council Tax: SMBC B

- Two Double Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Great Potential
- Sensible Price
- NO ONWARD CHAIN

Entrance Hallway
Cupboard under stairs.

Through Lounge
18'8" x 9'9"
Attractive fireplace.

Kitchen
12'7" x 8'5" plus recess
Part Tiled Walls, Fitted Cupboards, Ceramic Hob
Under Oven/Grill, Space and plumbing for Dishwasher
and Washing Machine.

Landing

Bedroom One
13'1" x 10'6"

Bedroom Two
12'8" x 9'7"
Built in cupboard.

L Shaped Bathroom/WC
8'8" x 5'6"
Part Tiled Walls, Panelled Bath & Shower Above
Pedestal Wash Basin, Low Level WC.

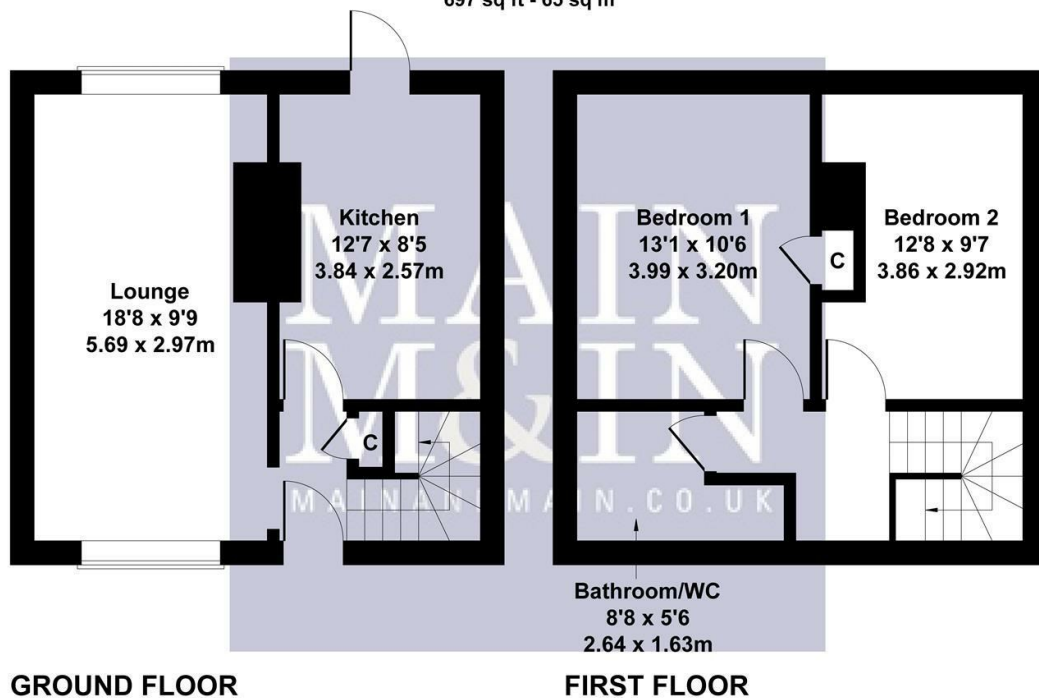
Outside
Front garden, lawn and pathway.
Enclosed rear garden with fencing, patio and garden
shed.



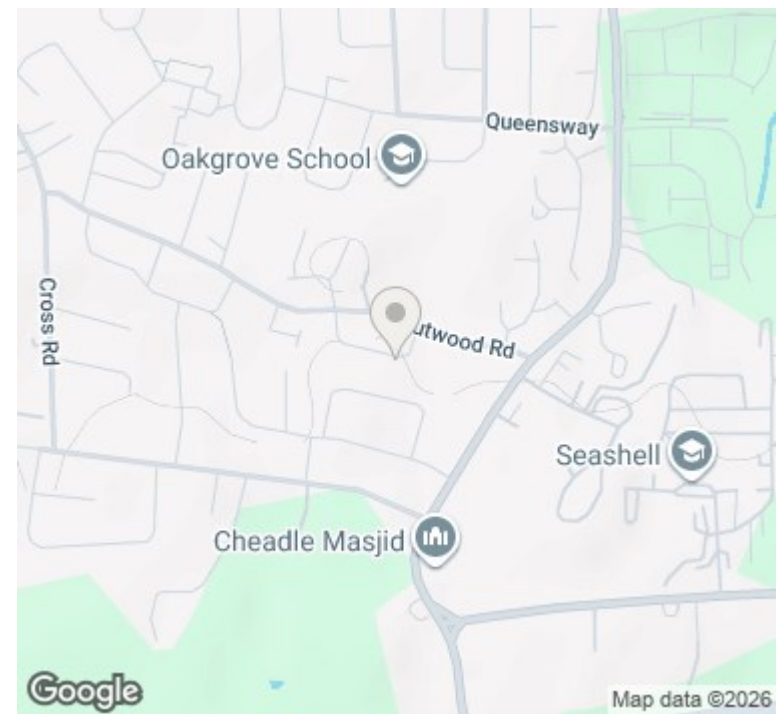


Gloucester Road

Approximate Gross Internal Area
697 sq ft - 65 sq m



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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

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Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498