



51 Gleneagles Road  
Heald Green SK8 3EN  
£515,000



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A FREEHOLD, Four Bedroom, Extended Family Detached.

Situated on St Ann's Park, this beautifully presented property has been extended on the side to enlarge the kitchen. The property now offers: Entrance Hall, Lounge, Dining Room, Extended Re-fitted Kitchen/Breakfast Area, Landing, Four Bedrooms, Re-fitted Shower Room/WC. Outside is an attached Garage, gardens to both the front and rear.

The property lies about three quarters of mile from Heald Green Village/Station where excellent day to day provisions can be sourced along with local restaurants, cafes etc. Within a couple of miles are both the M56/M60 Motorways, Manchester Airport and the large stores on the A34 Bypass.

Make no mistake this is a lovely home. Meticulously maintained and well worth an internal inspection.

- Four Bedrooms
- Extended Ground Floor
- Gas Central Heating
- PVCU Double Glazing
- Re-fitted Kitchen and Bathroom
- Freehold
- Excellent Condition

Entrance Hall  
17'9" x 5'5"  
Cupboard under stairs, Alarm

Living Room  
19'1" x 10'9"  
Gas fire, folding doors to:

Dining Room  
11'5" x 9'4"  
Sliding Door to rear

Kitchen  
15'8" max to 13'2"  
Integrated dishwasher, Fitted units  
Sliding door to rear

Landing  
Loft Access, Airing Cupboard

Bedroom One  
12'2" x 9'7"  
Fitted Wardrobes

Bedroom Two  
10'6" x 9'8"

Bedroom Three  
10'5" x 9'7"

Bedroom Four  
6'8" x 9'2"  
Fitted Wardrobes

Shower Room/WC  
8'4" x 7'1"

Shower Cubicle, Pedestal Wash Basin, Low Level WC

Outside

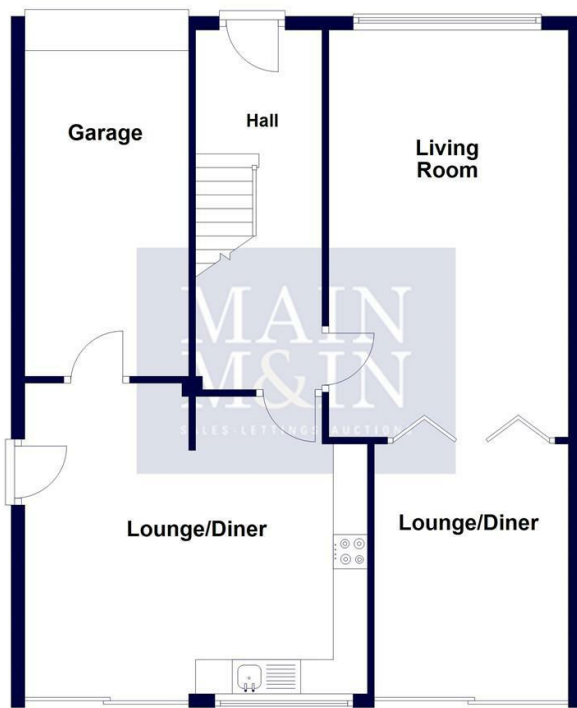
Attached Garage 19' x 8'1" - Plumbing for washing machine, Wall Mounted Condensing Boiler  
Parking to the front, lawns, small shrubs. Gardens to the rear to include decked area, lawns, hedges etc

Tenure: Freehold  
Council Tax: SMBC E

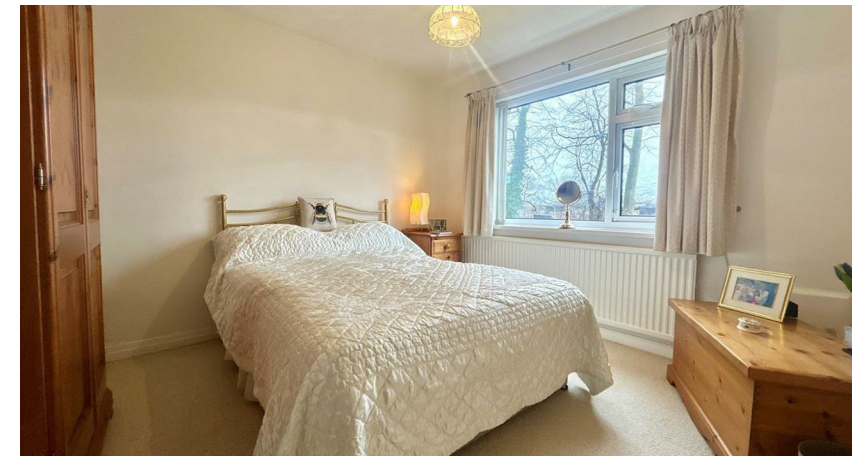
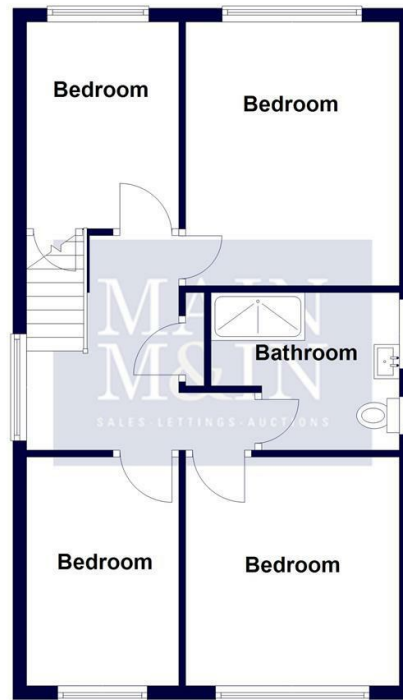




Ground Floor

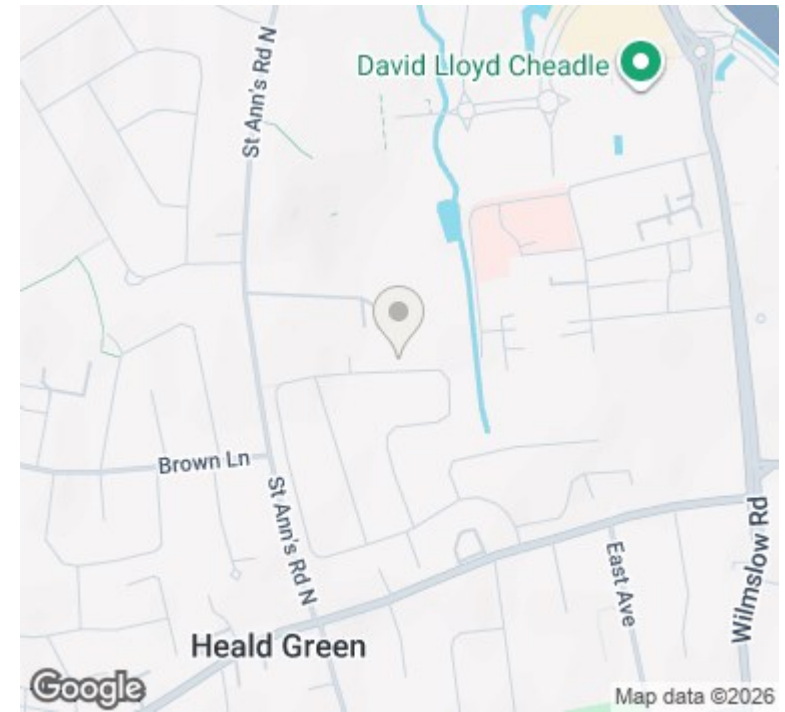


First Floor



51 Gleneagles Road

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	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(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
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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



Company Registration No. 5615498