



6 Falls Grove  
Heald Green SK8 3TH  
Asking Price £385,000



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## Heald Green SK8 3TH

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A Two Bedroom, Freehold, Dormer Semi Detached Bungalow, oozing character and charm, requiring a degree of updating. NO ONWARD CHAIN.

Situated off Styal Road, this pre war property lies on a very desirable road roughly halfway between Heald Green and Gatley. It offers: Entrance Hall, Cosy Lounge, Dining Room, Fitted Kitchen, Inner Hall with Staircase to First Floor Bedroom, additional bedroom to Ground Floor together with a Bathroom/WC. Outside is a detached Brick Garage. Established Gardens to both the front and rear.

Within the area are excellent local facilities to include local transport, station at both Heald Green and Gatley. Also easily accessed are both the M56/M60 Motorways and Manchester Airport (approximately 3 miles).

This is a real gem not to be missed. It offers huge potential. DO NOT MISS THIS ONE!

- Gas Central Heating
- Cavity Wall Insulation
- PVCU Double Glazing
- Two Bedrooms
- Updating Required
- Private Rear Garden
- Freehold
- NO ONWARD CHAIN

Tenure: Freehold  
Council Tax: SMBC C

Entrance Porch

Lounge  
14'2 x 13'2 9 into bay  
Cast Iron Victorian Style Fire Surround  
Picture Rails, Meter cupboard

Dining Room  
15'4 x 10'4  
Picture rails, recess to Chimney Breast

Kitchen/Breakfast Area  
14'8 ( max ) x 10'4  
Part Tiled Walls, Fitted Cupboards, Work Surfaces, Gas Hob, Extractor  
Electric Under Oven/Grill, Plumbing for Washing Machine, Space for Fridge  
Larder, Stable Door

Inner Hall  
6'2 x 4'2  
Spiral Staircase

Bedroom Two  
10'7 x 7'3  
Picture Rails

Bathroom/WC  
7'3 x 6'3  
Part Tiled Walls, White Suite, Victorian Style Bath  
Pedestal Wash Basin  
WC

Bedroom One (First Floor)  
16'0 x 13'2 ( max )  
Dressing Room/ Potential Ensuite off ( 10'8 max x 10'2

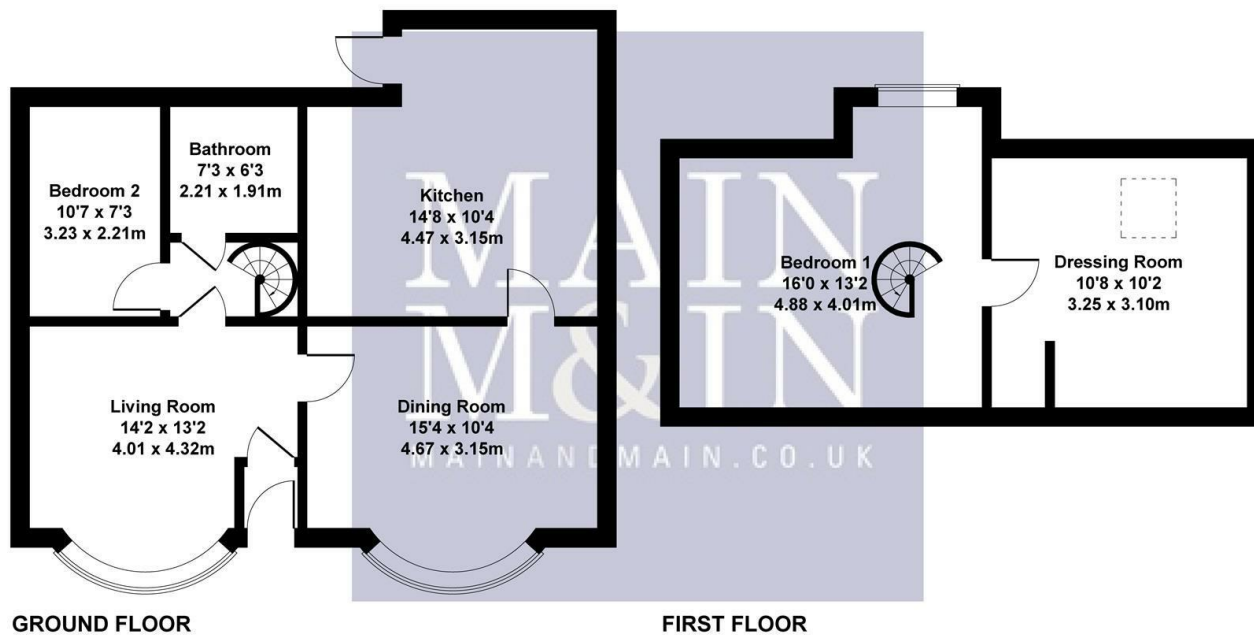
Outside  
Detached Brick Garage (Access now not possible for a car)  
Would make an office or workshop  
Gardens to the front with parking for two cars, and rear with patio, lawn,  
mature gardens to include apple tree.





### Falls Grove

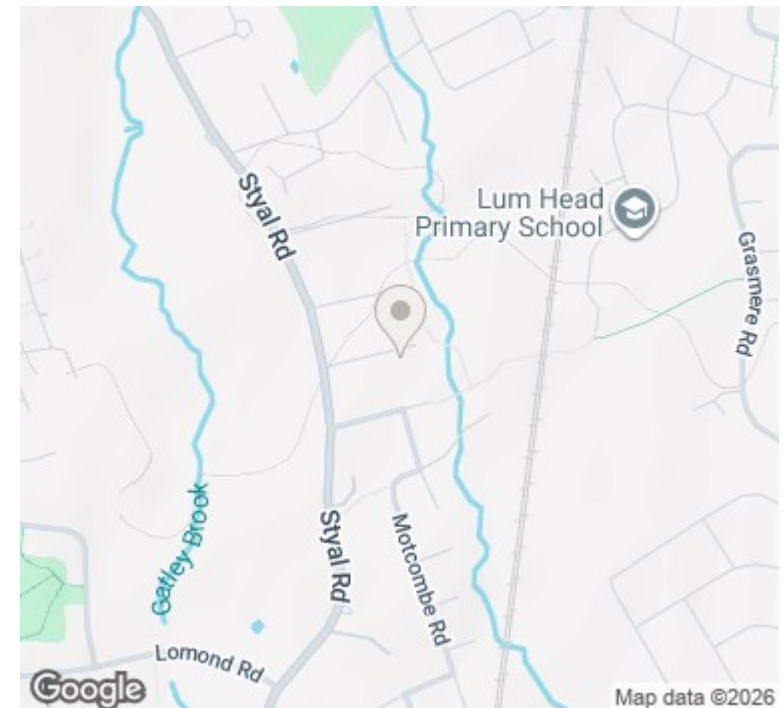
Approximate Gross Internal Area  
1152 sq ft - 107 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



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.

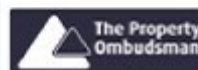
Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating		Current	Potential	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) 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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



Company Registration No. 5615498