



5 St. Andrews Road
Heald Green SK8 3ES
Asking Price £575,000

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5 St. Andrews Road

Heald Green SK8 3ES

Asking Price £575,000

A Substantial, Four Bedroom, Extended Family Detached complete with double garage.

Situated on St Ann's Park, this property lies off Gleneagles Road. It is one of the most sought after developments in Heald Green. It offers: Entrance Hall, Downstairs WC, Lounge, Dining Room, Extended kitchen/Breakfast Area, Landing, Four Bedrooms, Bathroom/WC/Shower Cubicle. Outside: Attached Double Garage, Double Width driveway and established gardens front and rear.

The property lies close to Heald Green Village, train station and local transport on Finney Lane. Schools for all age groups are within the SK8 post code both private and state. Within a few miles are both the M56/M60 motorways, Manchester Airport and the large stores on the A34 bypass.

This home has great potential in a desirable location.

- Four Bedrooms
- Extended Kitchen/Breakfast Area
- Gas Central Heating
- PVCU Double Glazing
- Double Garage
- Downstairs WC
- Sought-after Location

Entrance Hall
15'9 x 3'3 increasing to 6'3
Understairs Cupboard

Tenure: Leasehold
Council Tax: Stockport F

Downstairs WC
5'11 x 2'7

Lounge
19'5 x 12'11
Gas fire + Surround, opening to:

Dining Room

Kitchen/Breakfast area
15'1 x 14'6 (max)
Fitted units, work surfaces, Oven, Grill, Gas Hob, extractor hood , Pvcu double door to the rear.

Sitting Room
14'0 x 9'5
Patio Doors onto the garden. Feature fireplace.

Landing
Loft Access, Airing Cupboard

Bedroom One
12'7 x 11'4
Fitted wardrobes

Bedroom Two
11'4 x 10'11

Bedroom Three
10'11 x 8'1

Bedroom Four
9'6 x 7'11

Family Bathroom/WC
10'6 (max) x 7'7
Panelled Bath, Shower, WC, wash basin

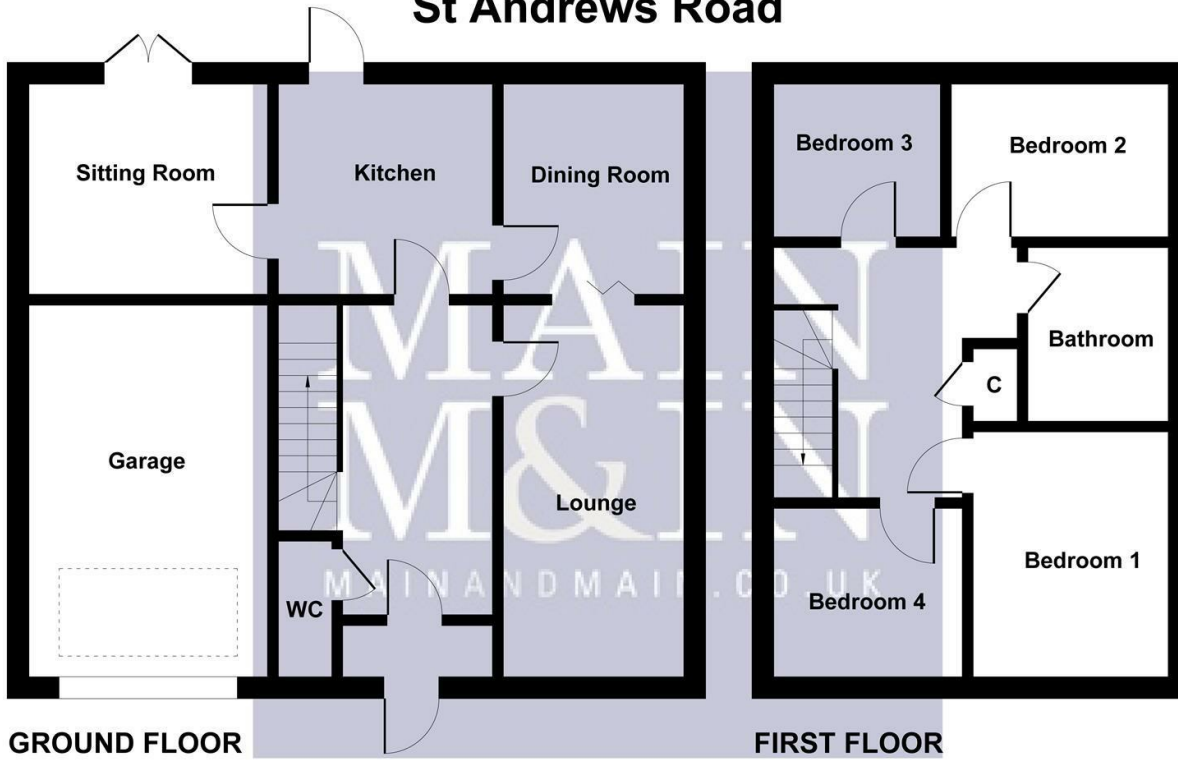
External
Gardens to front and rear to include double width driveway, lawns, paths, flower beds, hedging, shrubs.

Double Garage
Wall mounted combi boiler, Up and over door.





St Andrews Road



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



To view this property call Main & Main on 0161 437 1338



Company Registration No. S615498

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

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

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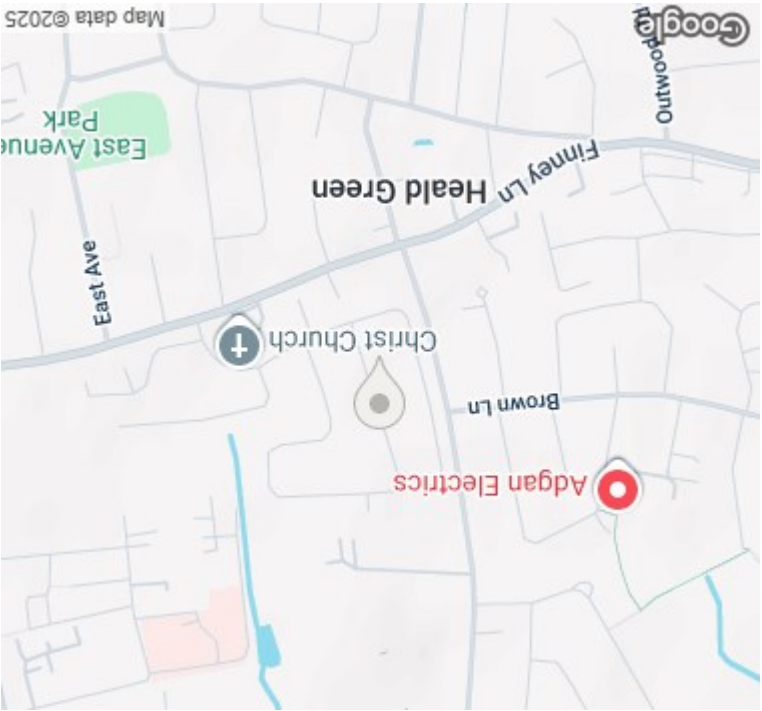
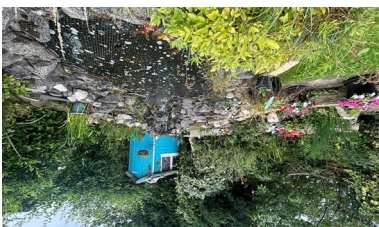
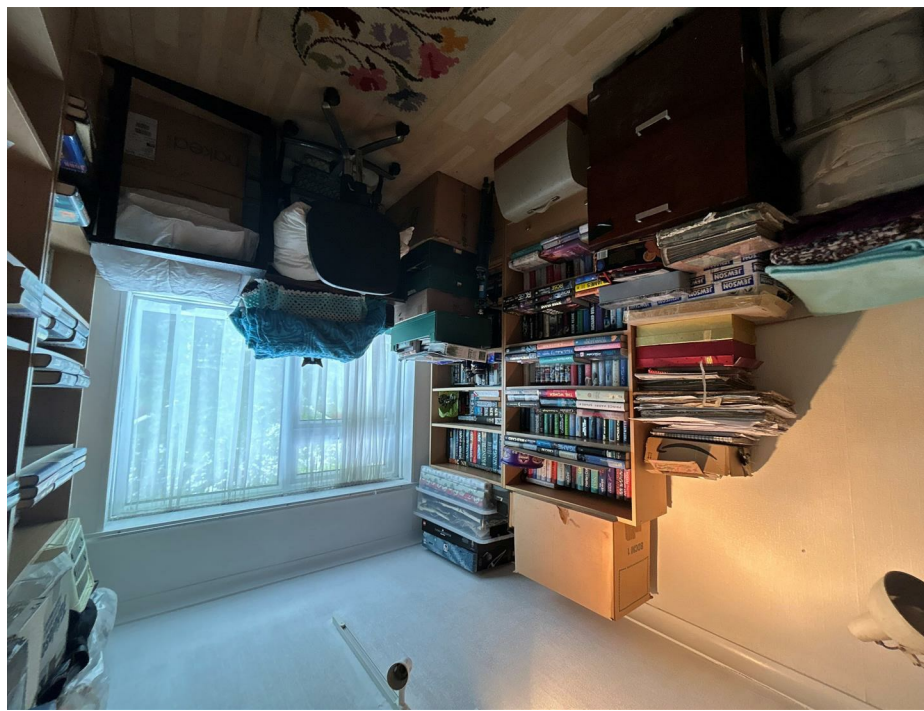
Tenure - To be confirmed with a solicitor at point of sale.

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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



Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) A
Energy efficient - lower running costs	(81-91) B
Decent	(69-80) C
Needs to be improved	(55-68) D
Needs significant improvement	(39-54) E
Very poor energy efficiency - higher running costs	(21-38) F
Very poor energy efficiency - higher running costs	(1-20) G

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
Environmentally friendly	(81-91) B
Decent	(69-80) C
Needs to be improved	(55-68) D
Needs significant improvement	(39-54) E
Very poor environmental friendliness - higher CO ₂ emissions	(21-38) F
Very poor environmental friendliness - higher CO ₂ emissions	(1-20) G