



18 Etchells Road
Heald Green SK8 3AU
Asking Price £485,000

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18 Etchells Road Heald Green SK8 3AU

Asking Price £485,000

A Substantial Five Bedroom, Extended Family, Semi Detached which also offers further potential.

Situated close to Heald Green Village/Station as well as John Lewis and Sainsbury's, this sizeable home offers: Entrance Porch, Hallway, Downstairs WC, Lounge into Extended Dining Room/Living Room, Fitted Kitchen.

To the first floor is a Landing, Five Bedrooms and a Bathroom/WC.

Outside: To the front is a paved driveway providing off road parking space. There are enclosed gardens to the rear. A car port leads to detached Garage. The car port area could suit conversion into further living space, subject to meeting building regulation approval.

The property is within a few miles of both the M56/M60 Motorways, Manchester Airport and access points onto the A34 bypass.

The is a purchase which offers great potential at a sensible price point.

- Gas Central Heating
- PVCU Double Glazing
- Five Bedrooms
- Extended Accommodation
- Potential to Enlarge Further
- Driveway & Garage
- Sensible Price
- Viewing Strongly Recommended

Tenure: Leasehold
Council Tax: SMBC D

Entrance Porch

Hallway
10'10" x 6'4"

Downstairs WC
4'5" x 3'3"

Lounge
17'10" x 11'
Opening to:

Dining Room/Living Area
14'10" x 9'5"

Fitted Kitchen
14'9" x 7'6"

Landing

Bedroom One
14'7" x 10'5"
Fitted Wardrobes

Bedroom Two
12' x 10'5"

Bedroom Three
10' x 6'9"
Built in Cupboard

Bedroom Four
8'9" x 6'9"

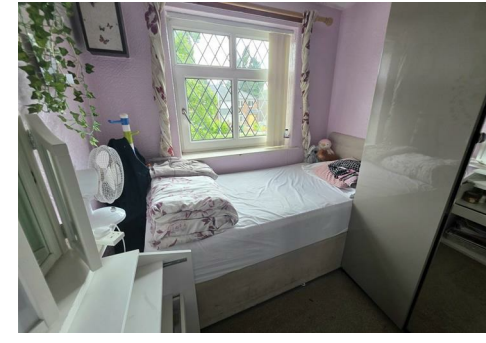
Bedroom Five
8'1" x 7'6"

Bathroom/WC
8'9" x 7'6"
Tiled Walls, Panelled Bath, Shower Cubicle, Low Level WC, Wash Basin

Outside
Forecourt Car Parking, Gated Access to Car Port (Full depth of property)
Detached Brick Garage. Enclosed Garden to rear with Patio, Lawn, Fencing

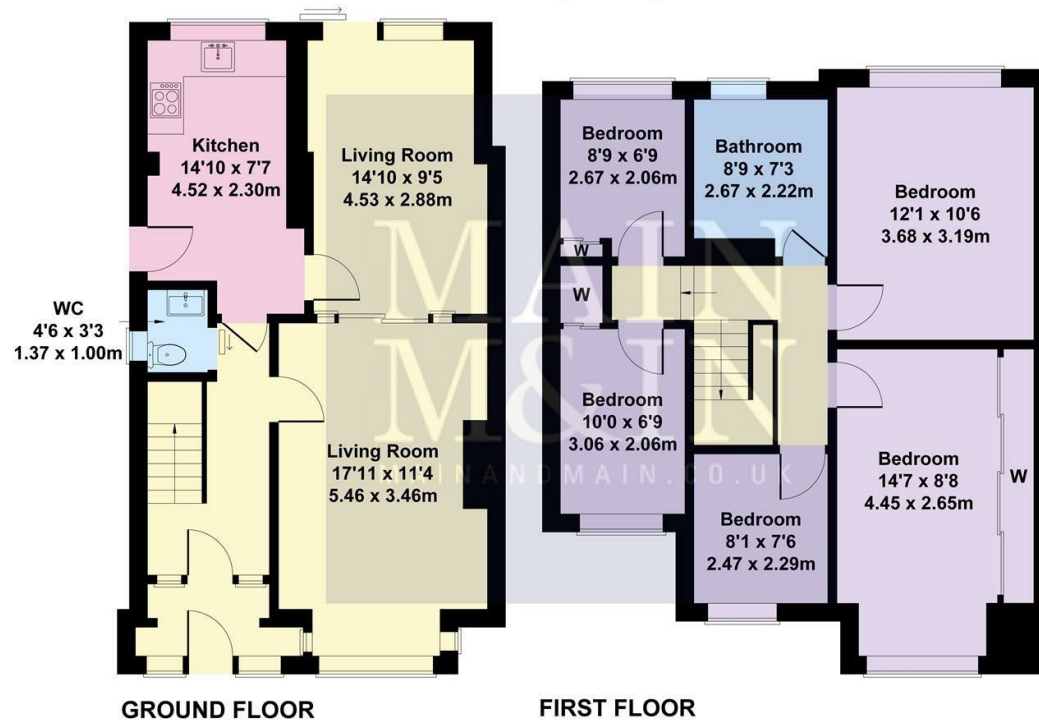
Detached Garage
25'8 x 9'2

Lease Details
999 year lease from 1957 (930 Years remaining)
Ground Rent TBC



Etchells Road

Approximate Gross Internal Area
1313 sq ft - 122 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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