



100 Gleneagles Road
Heald Green SK8 3EN
Offers Over £475,000

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100 Gleneagles Road

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Offers Over £475,000

This detached residence occupies a well-proportioned plot towards the centre of the ever-popular Gleneagles Road development which is located within convenient reach of the amenities of Heald Green and Cheadle. The area enjoys excellent transport connections and there are popular schools for all age groups, offering both state and private education.

The house offers versatile accommodation which would suit further extension, as evidenced by a number of the neighbouring properties.

An entrance hallway leads to a front living room with folding internal doors opening to a rear sitting room. This room features folding internal doors to a bedroom or study, with a door leading to a conservatory and another to an inner hallway with access to a ground floor shower room/WC and to a storage room. Also to the ground floor is a kitchen with refitted base-level units and a recently-installed combination boiler. Completing the ground floor is a room which can be utilised as a double bedroom or as an additional reception room.

To the first floor is a landing with storage. A shower room and separate WC serve the two large double bedrooms on the first floor - both have useful storage into the eaves.

The property stands behind a lawned garden area, alongside a paved driveway. Gated access to either side of the house leads to an enclosed garden which is laid to lawn, with seating area and decorative borders.

This property offers a great degree of flexibility and as such, will suit a wide range of potential purchasers. An internal inspection is recommended in order to fully appreciate this versatile home.

- Versatile Detached House
- Four Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Large Kitchen
- Lawned Gardens
- Driveway & Storage Room
- Popular Location
- Viewing Essential
- Potential To Extend

Entrance Hallway

Living Room
12'2 x 11'6

Sitting Room
12'1 x 9'8

Study/Bedroom Four
9'0 x 9'2

Conservatory

Rear Hallway

Downstairs Shower Room/WC
4'9 x 8'9

Kitchen
11'5 max x 13'3

Reception Room/Bedroom Three
11'6 x 9'1

First Floor Landing

Bedroom One
12'3 x 14'0

Bedroom Two
11'6 x 14'0

Shower Room
5'8 x 5'5

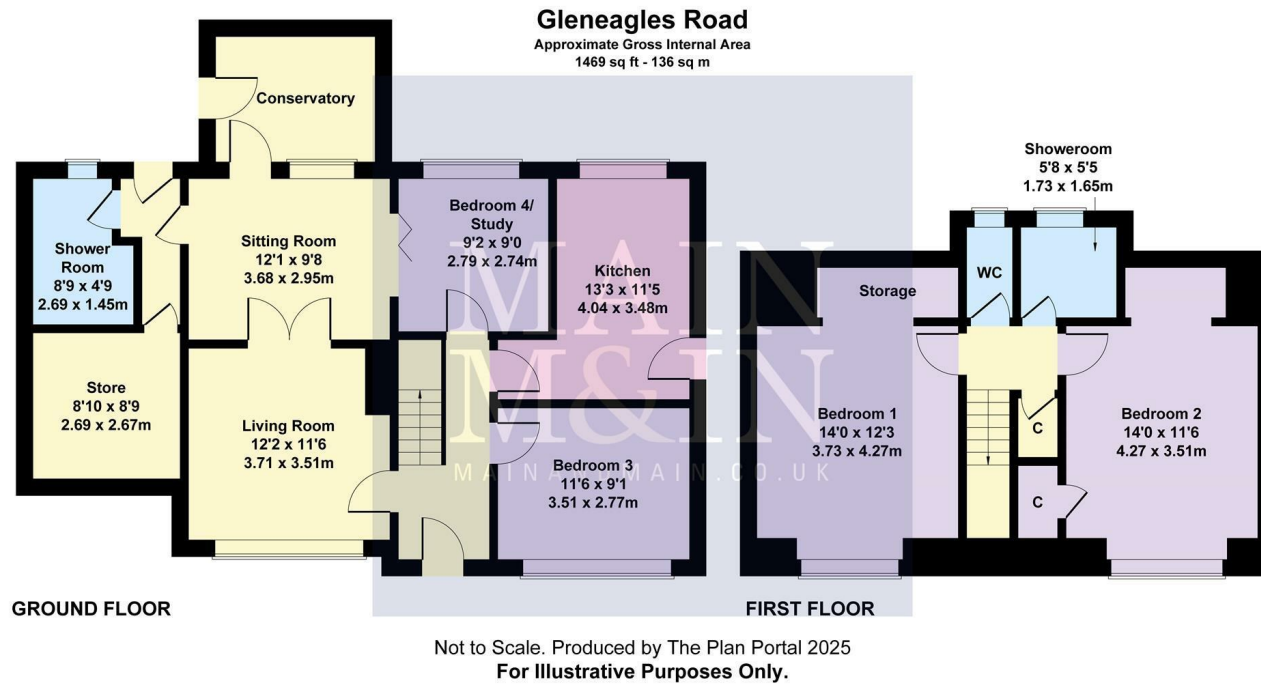
Separate WC

Externally
Garden to front with driveway alongside.
Enclosed rear garden.

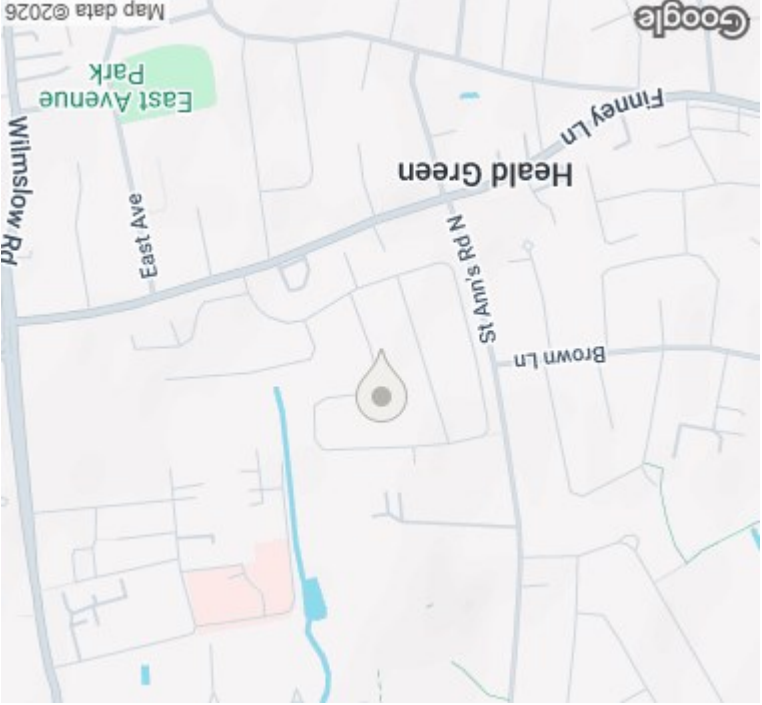
Attached Store Room
8'10 x 8'9
With electric up/over door.



Tenure: Freehold
Council Tax: Stockport E



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	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs
(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 environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
Current	Current
Potential	Potential
84	56

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