BEST ESTATE AGENT GUIDE AWARDS 2025
TOP 500 SALES
AWARDED FOR MARKETING I SERVICE I RESULTS

6 Falls Grove
Heald Green SK8 3TH
Asking Price £350,000

MAIN M&IN
SALES · LETTINGS · AUCTIONS

MAINANDMAIN.CO.UK

6 Falls Grove

Heald Green SK8 3TH

Asking Price £350,000

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

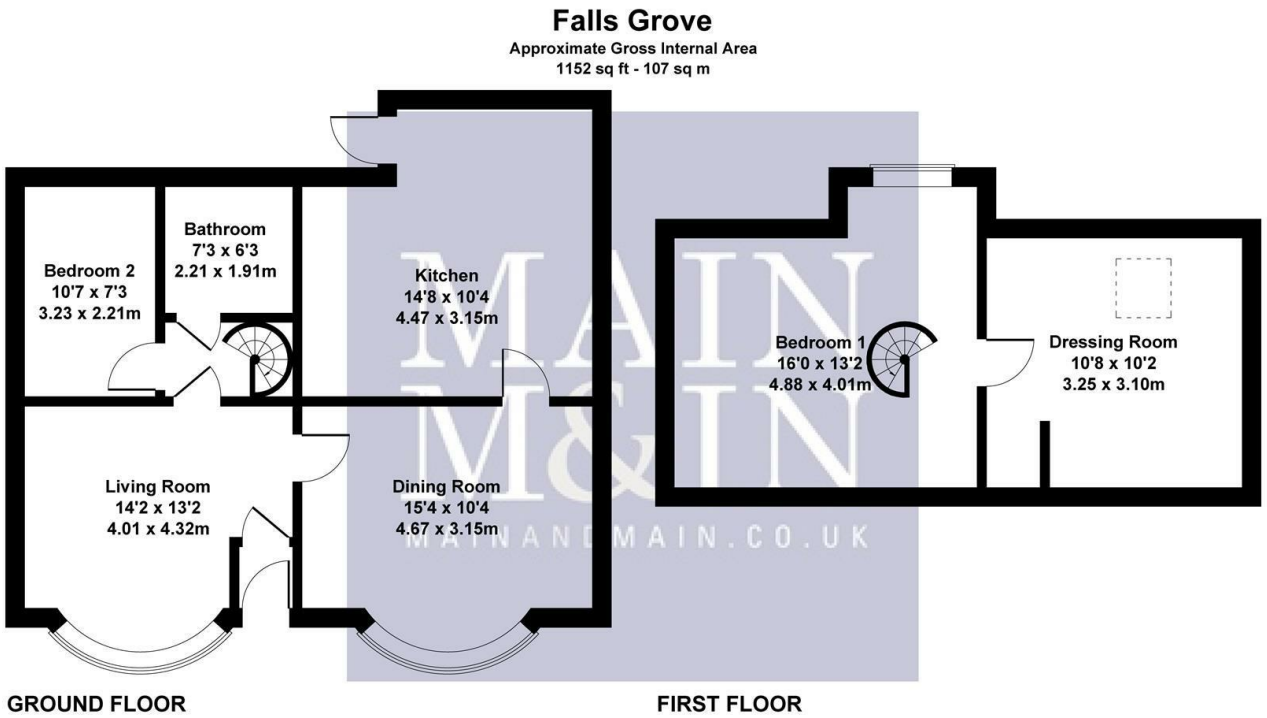
Inner Hall
6'2 x 4'2
Spiral Staircase

Bedroom Two
10'7 x 7'3
Picture Rails

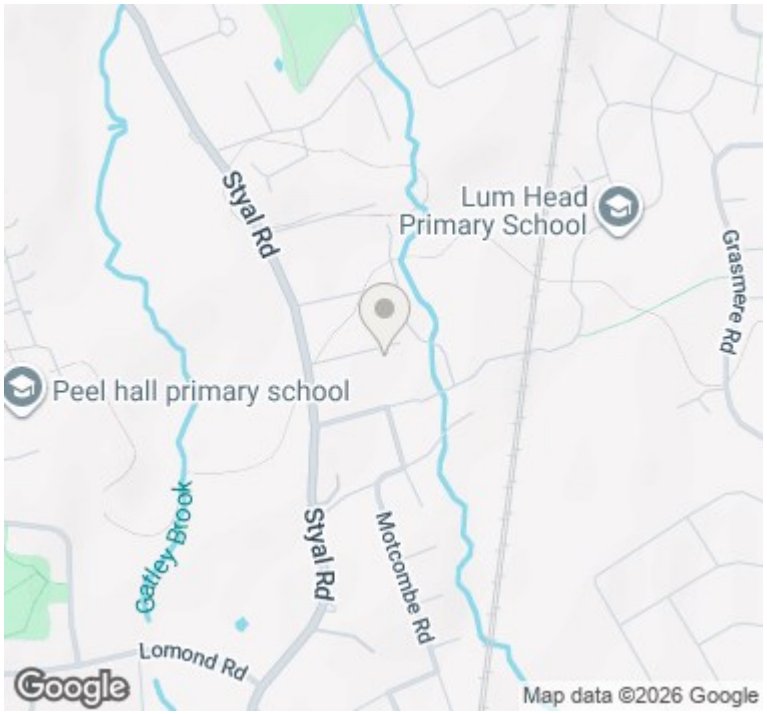
Bathroom/WC
7'3 x 6'3
Part Tiled Walls, White Suite, Victorian Style Bath
Pedestal Wash Basin
WC

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

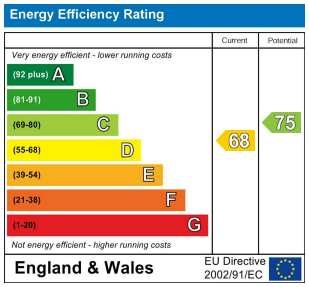
Outside
Detached Brick Garage (Access now not possible for a car)
Would make an office or workshop
Gardens to the front with parking for two cars, and rear with patio, lawn,
mature gardens to include apple tree.

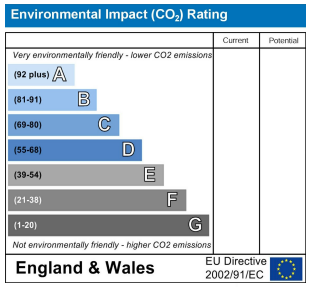


To view this property call Main & Main on 0161 437 1338



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.





mainandmain.co.uk

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

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

BEST AWARDS 2025 WINNER SALES
nava propertymark PROTECTED
naea propertymark PROTECTED
arla propertymark PROTECTED
The Property Ombudsman
BEST AWARDS 2025 TOP 500 SALES

Company Registration No. 5615498