



14 Troutbeck Road
Gatley SK8 4RR
Asking Price £395,000



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An attractive, FREEHOLD, three bedroom detached bungalow complete with large conservatory.

Instructions are received from the Executors to offer this lovely bungalow. It is in immaculate condition internally and has the added advantage of solar panels having been installed.

The accommodation comprises: Entrance Porch, Entrance Hallway, Lounge with doors to the large Conservatory, Dining Room, Re-fitted modern Kitchen, Three Bedrooms and a contemporary Bathroom/Shower and WC.

The property stands behind a garden area with a paved driveway providing off road parking space, leading on to an attached brick-built garage.

To the rear is an enclosed garden with seating areas, lawn, decorative borders and a greenhouse.

The property lies on a very popular development known as "The Lakes" close to local shops. The village amenities of Gatley, Cheadle and Heald Green are all easily accessed, with the large superstores on the A34 bypass (John Lewis, Sainsburys) also within easy reach.

Available with NO ONWARD CHAIN.

Tenure: Freehold
Council Tax: SMBC D

- Three Bedrooms
- Re-Fitted Kitchen
- Conservatory (PVCU Double Glazed)
- Gas Central Heating
- PVCU Double Glazing
- Solar Panels to the Roof
- Immaculate Condition
- Freehold

Entrance Porch

Entrance Hallway

Living Room

16'0 x 11'11

Open to:

Dining Room

9'10 x 8'10

Conservatory

12'0 x 13'4

Kitchen

8'9 x 10'0

Bedroom One

10'0 x 11'0

Bedroom Two

10'0 x 10'3

Bedroom Three

7'6 x 7'11

Bathroom/Shower Room/WC

7'11 x 7'10

Externally

Garden area to the front.

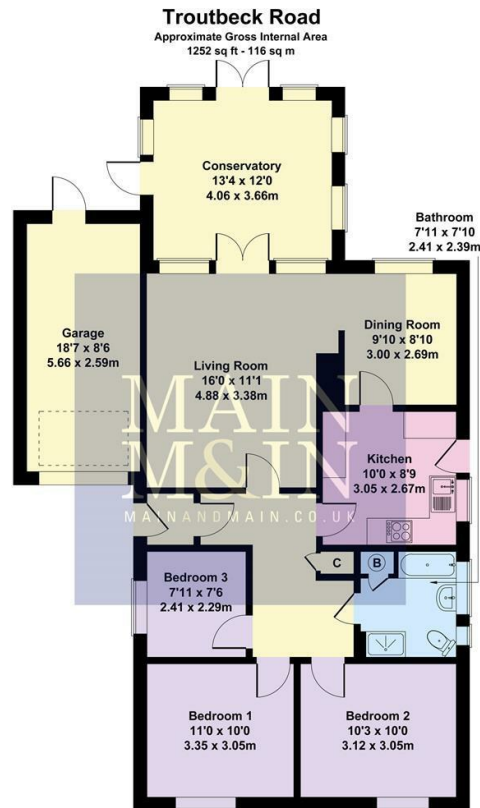
Driveway alongside the property, leading to attached garage.

Enclosed garden to the rear with seating area, lawn, decorative borders and greenhouse.

Attached Garage

18'7 x 8'6





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. 5615498

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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England & Wales

Environmental Impact (CO₂) Rating

Not environmentally friendly - higher CO₂ emissions

Rating	CO ₂ Emissions (g/kWh)
A	(81-91)
B	(69-80)
C	(55-69)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)

Very environmentally friendly - lower CO₂ emissions

Current: 85

Target: 85

England & Wales

Energy Efficiency Rating

Not energy efficient - higher running costs

Rating	Energy Efficiency (%)
A	(93 plus)
B	(81-91)
C	(69-80)
D	(55-69)
E	(39-54)
F	(21-38)
G	(1-20)

Very energy efficient - lower running costs

Current: 85

Target: 85

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

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

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.

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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

