



53 Gleneagles Road  
Heald Green SK8 3EN  
£625,000



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This impressive extended detached residence is presented to an exceptionally high standard throughout, having been greatly improved by the current owners.

An entrance hallway with ground floor WC leads through to a well-proportioned living room which has stylish modern glazed doors which open to the heart of the home: A well-appointed open-plan fitted dining kitchen, with central island. This room spans the entire width of the house and opens to a sitting room which overlooks the rear gardens.

A staircase with contemporary glazed balustrade rises to the first floor accommodation. There are four generously sized bedrooms, ensuring that everyone has their own private retreat. The house was previously arranged in a five bedroom format, and it could be returned to this configuration if desired. An attractive modern bathroom features a bath, large walk-in shower enclosure and twin sink units.

The house stands behind a garden area with a wide block-paved driveway providing off road parking space and leading to a large attached garage with utility area. This space could suit conversion into additional accommodation, if desired (subject to meeting the necessary regulations). To the rear is an enclosed garden with raised deck seating area, artificial lawn and a large storage shed.

This is an excellent opportunity for those seeking a spacious, well-positioned family home. The area offers excellent transport links, amenities and schools for all age groups. An internal inspection is essential.

- Extended Detached Residence
- Superb Specification
- Stunning Open-Plan Dining Kitchen
- Two Reception Rooms
- Downstairs WC
- Four Bedrooms (was Five)
- Modern Luxury Family Bathroom
- Wide Driveway & Large Attached Garage
- Attractive Gardens
- Sought-After Location

Entrance Hallway  
5'9 max x 2'10 max

Downstairs WC

Living Room  
11'4 x 19'4

Open-plan Dining Kitchen  
26'5 x 14'7 red to 11'11

Sitting Room  
11'6 x 11'0

First Floor Landing

Bedroom One  
17'6 x 13'1 max  
Originally two rooms, could be changed back if desired.

Bedroom Two  
7'11 x 14'6

Bedroom Three  
10'3 x 10'8

Bedroom Four/Study  
7'0 x 10'8

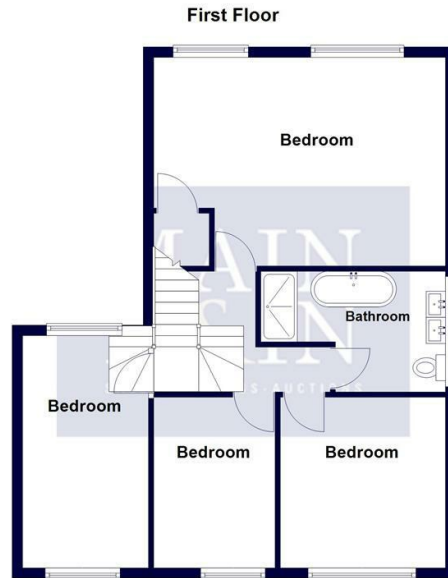
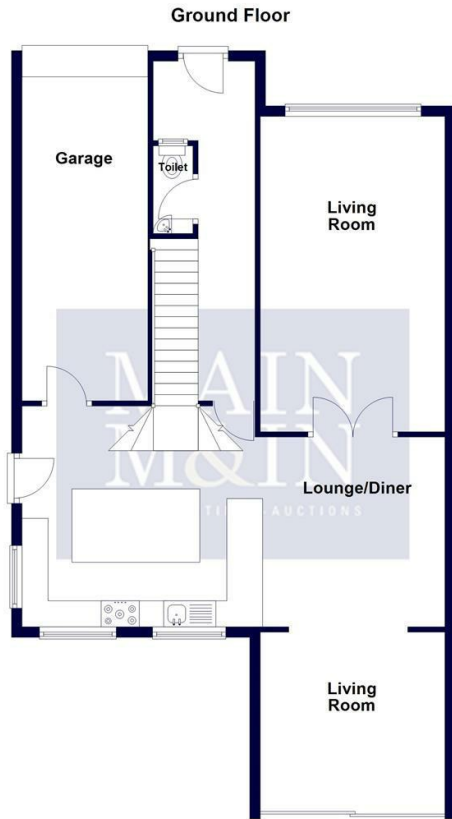
Family Bathroom  
7'9 max x 11'4 red to 6'10

Integral Garage  
8'6 x 18'6  
With utility area.

Externally  
Garden area to the front with block-paved driveway providing off road parking space.  
Gated access to the side.  
Enclosed garden to the rear with raised seating deck, artificial lawn and storage shed.



Tenure: Freehold  
Council Tax: Stockport F



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





Company Registration No. S615498

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

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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.

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	
EU Directive 2002/91/EC	Not energy efficient - higher running costs
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A
(92 plus)	A
Very energy efficient - lower running costs	
Current	77
Potential	77

Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	Not environmentally friendly - higher CO <sub>2</sub> emissions
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A
(92 plus)	A
Very environmentally friendly - lower CO <sub>2</sub> emissions	
Current	
Potential	

