
BEST
ESTATE AGENT GUIDE
AWARDS 2025
TOP 500
SALES
AWARDED FOR
MARKETING I SERVICE I RESULTS
59 Eastleigh Road
Heald Green SK8 3EJ
Offers Over £360,000
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59 Eastleigh Road
Heald Green SK8 3EJ

Offers Over £360,000

A Dutch Style Extended End mews with Three Excellent Bedrooms plus Loft Room, and Garden Room

If you are looking for something just that little bit different, this will no doubt fit the bill. Built in the 1960s when properties had more generous rooms than those of todays modern homes, this property has been extended to the Ground Floor to a garden room. The loft has also been converted to provide either a study/playroom complete with Velux Windows (21'1" x 10'). The Kitchen was re-fitted to an excellent standard a few years ago. This measures 19'1" x 8'1". All bedrooms are well proportioned with the smallest being 12'6". Outside is an enclosed rear garden designed for ease of maintenance 365 days of the year.

Heald Green village offers good every day shopping facilities to include several supermarkets, cafes etc. Heald Green station gives access to Manchester Airport and the city centre.

This is an excellent property ideal for the growing family with facilities virtually on the doorstep.

- Gas Central Heating
- PVCU Double Glazing
- Three Excellent Bedrooms
- Extended Ground Floor (Garden Room)
- Luxury Kitchen/Bathroom
- Loft Room (21'1" x 10')
- Viewing Essential

Tenure: Leasehold
Council Tax: SMBC D

Entrance Hall
7'1" x 3'1"

Through Lounge into Dining Room
27' x 12'
Double Glazed Patio Doors

Refitted Kitchen/Breakfast Area
19'1" x 8'1"
Part Tiled Walls, Fitted Cupboards (White), Induction Hob, Extractor Hood
Inset Electric Oven/Grill, Ceramic Tiled Floor, Inset Light, Plumbing for Washing Machine
Door to Garage

Bedroom One
14' x 9' plus recess

Bedroom Two
10' x 8'1" plus recess

Bedroom Three
12' x 6'
Fitted Wardrobes/Cupboards

Bathroom/WC
8'1" x 7'1"
Tiled Walls and Floor, White Suite, Shower over Bath
Wash Basin, Low Level WC, Inset Lighting

Stairs to Loft Room
21'1" x 10'
Two Velux Windows, Under Eaves Storage

Garage
17' x 9'6"
Up and over door, Wall Mounted Gas Boiler

Outside
Driveway and lawn to front, Enclosed fenced garden to the rear with Indian stone flagging
flower beds, summer house.
999 year Leasehold (Ground Rent no longer collected)

Lease Details
Residue of 999 years remaining (Lease Start Date 27th June 1969)
Ground Rent £20 per annum (fixed, No longer collected)



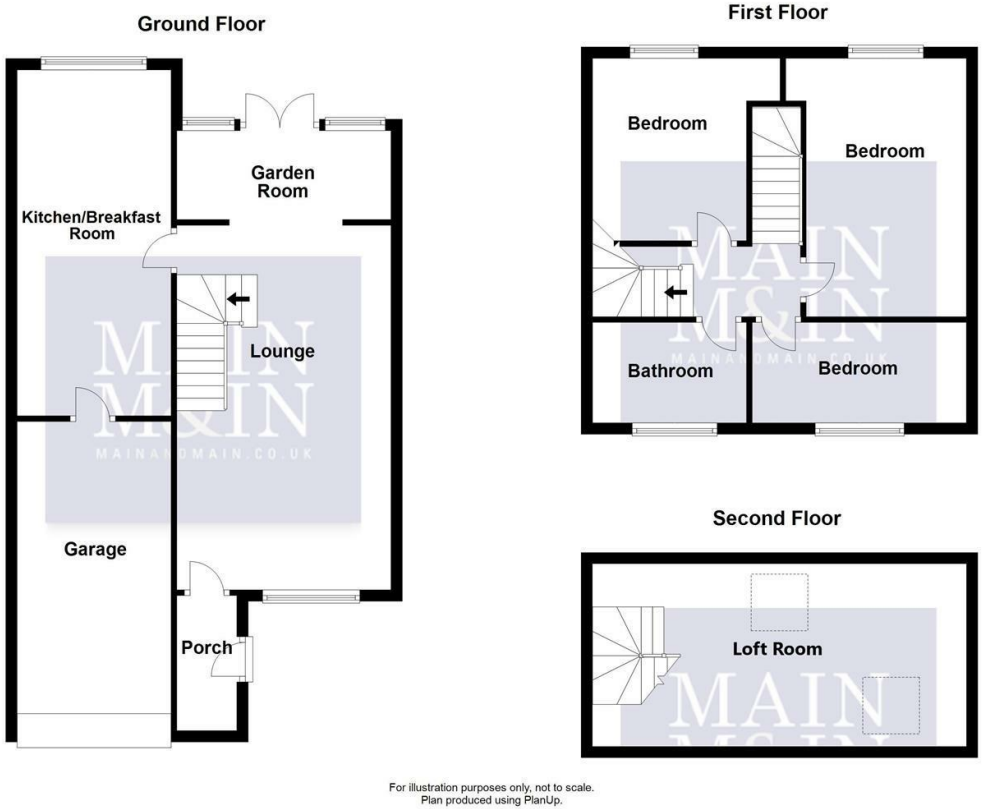












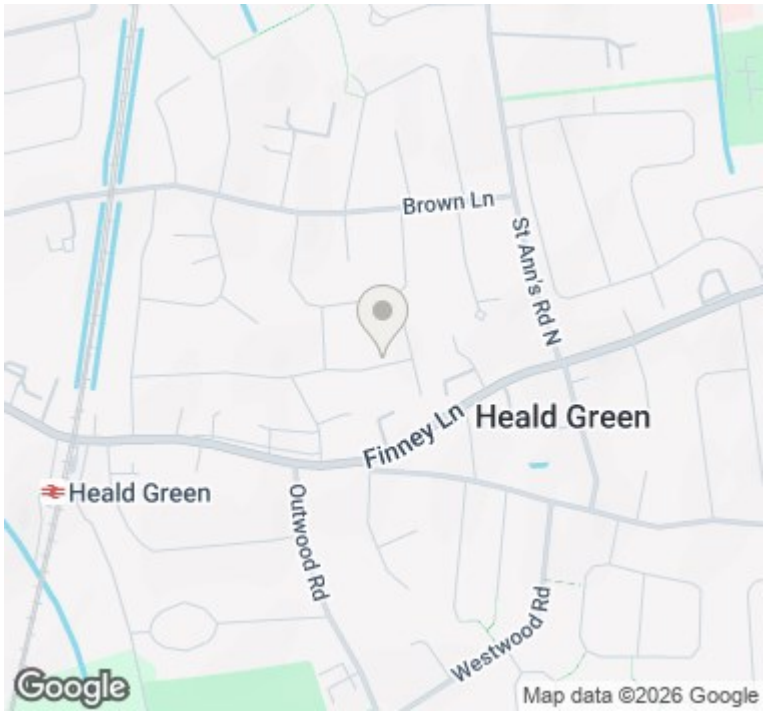
To view this property call Main & Main on 0161 437 1338



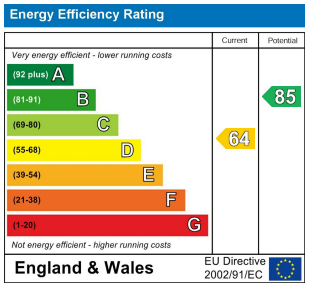


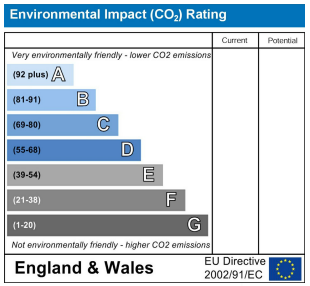






Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to 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.





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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

Company Registration No. 5615498