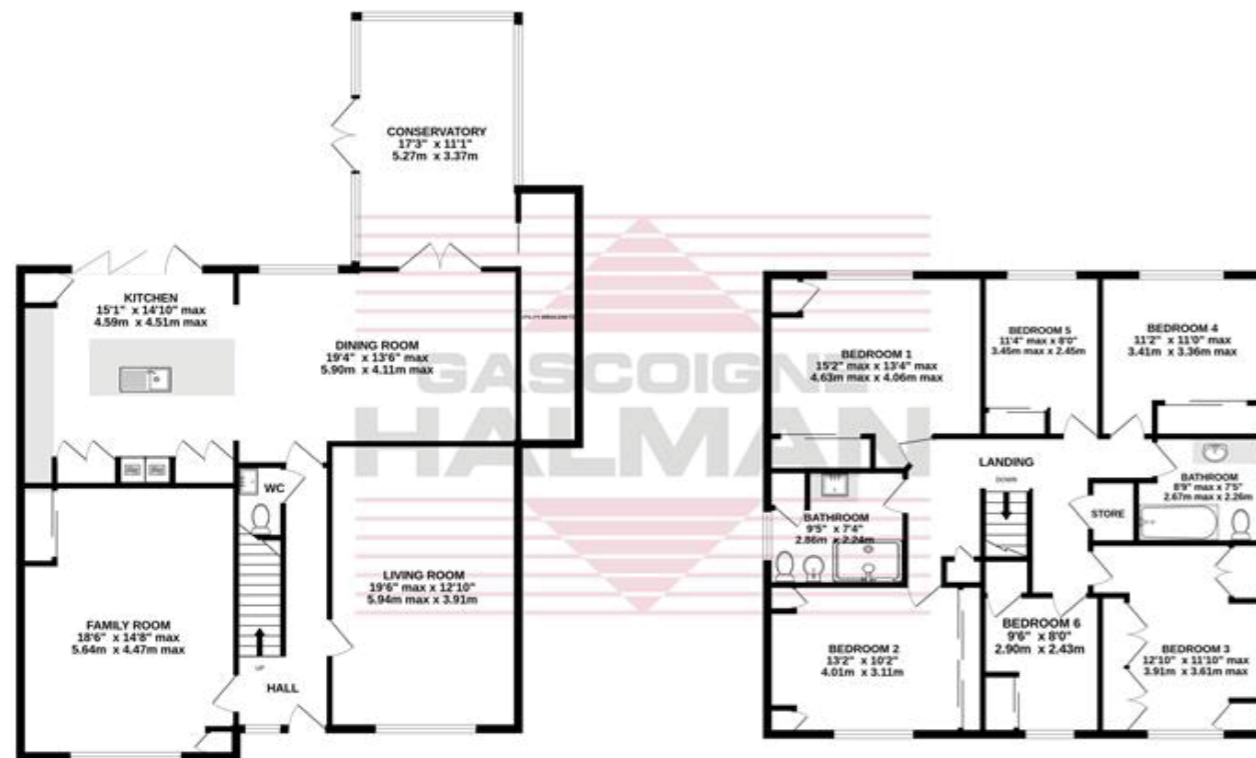


46 GLENEAGLES ROAD
Heald Green
£700,000

GROUND FLOOR
1355 sq.ft. (125.8 sq.m.) approx.

1ST FLOOR
1063 sq.ft. (98.8 sq.m.) approx.



TOTAL FLOOR AREA: 2418 sq.ft. (224.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE AREAS LEADING ESTATE AGENCY

Cheadle
 91, High Street, CHEADLE SK8 1AA
 0161 428 1118 cheadle@gascoignehalman.co.uk

gascoignehalman.co.uk



A superb SIX bedroom DETACHED family home situated on a POPULAR road in the desirable residential area of Heald Green. The home features a stunning INTEGRATED Kutchenhau kitchen with under floor heating and sociable dining space. Two generously proportioned reception rooms, conservatory & utility area. All bedrooms feature fitted wardrobes & there are two family bathrooms in addition to a downstairs WC.

GASCOIGNE HALMAN

- Six bedrooms
- Extended
- Superb, fully fitted Kutchenhaus kitchen.

- Large conservatory
- Two bathrooms + downstairs WC
- Large rear garden & patio area

£700,000

46 GLENEAGLES ROAD

Heald Green



This superbly appointed six-bedroom detached residence is situated on a popular road in a desirable part of Heald Green. The property offers generously proportioned accommodation and is conveniently situated near to local commuter routes, Manchester Airport, and only a short distance to Heald Green village and station. An early viewing comes highly recommended and in brief offers : a welcoming entrance hall leading to a useful under-stairs W/C, a beautifully presented living room with marble flooring, built in entertainment wall complete with living flame fireplace. There is spacious family/entertaining room and a stunning open plan kitchen-diner. Upgraded only 18 months ago the kitchen features

a stunning range of Kutchenhaus units with quartz worktops & marble underfloor heating. Integrated appliances include a built in electric oven & microwave with warming drawer, fridge and freezer units, gas on glass hob with extractor hood in addition to a dishwasher and instant hot water Quooker tap. Bi-folding doors open to the patio and an open aspect leads on to a sociable dining room. The ground floor also offer a well-proportioned conservatory with a recently upgraded roof and a useful utility/lean to at the side. The marble flooring continues upstairs to a gallery landing which provides access to six well proportioned bedrooms which all feature fitted storage solutions. There a tiled family bathroom and an additional shower room. Outside to the front is the

large printed driveway providing off road parking for multiple vehicles, whilst to the rear you will find a spacious lawned garden with Indian stone patio. Contact us to register your interest.

LOCATION

Heald Green offers a good selection of shops, pubs and restaurants and provides excellent educational facilities for children of all ages. Stanley Green and Handforth Dean retail parks as well as Cheadle Royal shopping centre are within easy reach as is the A34 bypass, motorway access and Manchester International Airport. Heald Green railway station provides a direct link to the Airport and Manchester City Centre.

DIRECTIONS

SK83EL

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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