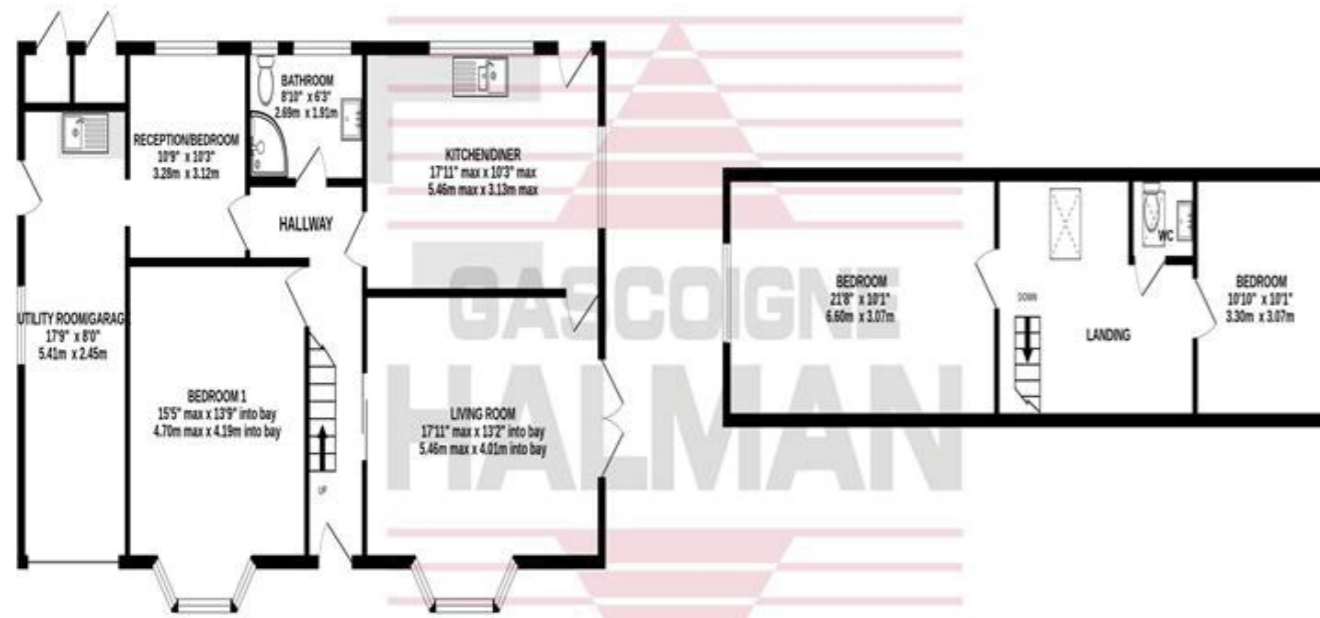


**40 GREENWAY ROAD**  
 Heald Green  
**£485,000**

**GROUND FLOOR**  
 969 sq.ft. (90.0 sq.m.) approx.

**1ST FLOOR**  
 469 sq.ft. (43.6 sq.m.) approx.



**TOTAL FLOOR AREA: 1438 sq.ft. (133.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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**

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0161 428 1118 cheadle@gascoignehalman.co.uk

[gascoignehalman.co.uk](http://gascoignehalman.co.uk)



**GASCOIGNE HALMAN**

This beautifully designed detached bungalow offers versatile & adaptable accommodation. The property is in excellent condition and includes two formal bedrooms along with two large loft rooms being utilized as extra bedrooms. Located in a sought-after area at the end of a cul-de-sac, it also boasts a secure gated driveway and a wonderful private garden at the back.

- Two Bedrooms + Two Generous Loft Rooms
- Cul-de-sac positioning.
- Beautifully presented garden & patio area.

- Secure block paved driveway with electric gates.
- Useful utility area/garage.
- Desirable residential location.

**£485,000**

**40 GREENWAY ROAD**

Heald Green



**DESCRIPTION**

Situated at the end of a charming cul-de-sac, this detached bungalow sits on a spacious garden lot and has undergone extensive upgrades by the current owners. An entrance hallway opens into a roomy living area featuring a bay window that faces the front, along with French doors leading to the garden. The elegant dining kitchen is equipped with a variety of integrated appliances. A sizable utility room offers ample storage space. The ground floor includes a spacious bay fronted master bedroom, a second bedroom/reception and a modern shower room with a WC.

A modern staircase ascends from the entrance hallway to the converted loft area, which includes a spacious landing space with ceilings skylight, a contemporary WC, and two large rooms at either side, benefiting from generous storage spaces within the eaves. The property is accessed via an electric gated driveway, providing secure off-road parking for several vehicles. The rear and side gardens ensure a good level of privacy, featuring a paved patio area and a expansive lawn. Greenway Road is part of a sought-after residential neighborhood, conveniently located near amenities, transport links, and schools for all ages. An internal viewing is necessary to truly appreciate this stylish and adaptable home.

**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**  
SK8 3NU

**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. Council Tax Band: D  
**VIEWING**  
Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**