



40 Greenway Road
Heald Green SK8 3NU
£500,000





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HUGE CONVERTED LOFT WITH TWO LARGE ROOMS, SEATING AREA AND A SHOWER ROOM!

Located at the end of a pleasant cul-de-sac, this detached bungalow occupies a large garden plot and it has benefited from comprehensive upgrading by the current owners.

An entrance hallway leads to a spacious living room with bay window overlooking the front and with French doors to the garden. A stylish fitted dining kitchen boasts a range of integrated appliances. There is a large utility room which also provides significant storage space. There are two bedrooms to the ground floor and a modern fitted shower room/WC.

A contemporary staircase rises from the entrance hallway to the converted loft area. This space features a seating area with roof window, a modern fitted WC and two large rooms at either end, both with deep storage space into the eaves.

The property stands behind an electric gated driveway which offers secure off road parking space for a number of vehicles. The rear and side gardens offer a good degree of privacy, with a paved seating area and lawned expanse with storage shed. There is also a modern canopy structure to one side of the property.

Greenway Road forms part of a popular residential area, well-placed for access to amenities, transport networks and schools for all age groups.

An internal inspection is essential in order to fully appreciate this stylish and versatile home.



- Gas Central Heating
- PVCU Double Glazing
- Modern Fitted Dining Kitchen
- Stylish Shower Room/WC
- Spacious Accommodation
- Well-presented Throughout
- Utility Room
- Converted Loft
- Large Garden Plot
- Gated Driveway

Entrance Hallway
With deep inbuilt storage with sliding door.

Living Room
17'11" x 14'1" into bay red to 11'4"

Dining Kitchen
17'11" x 10'3"

Shower Room/WC
8'10" x 6'3"
Fitted storage cupboard

Bedroom One
15'5" red to 12'2" to fitted wardrobes x 14'1" int

Bedroom Two
10'9" x 10'2"

Utility Room/Store
17'8" x 7'11"

Converted Loft

Sitting Area
14'1" x 9'11" (incorporating enclosed wc)

WC

Loft Room One
21'8" x 10'0"
Plus storage into the eaves.

Loft Room Two
10'10" x 10'0"
Plus storage into the eaves.

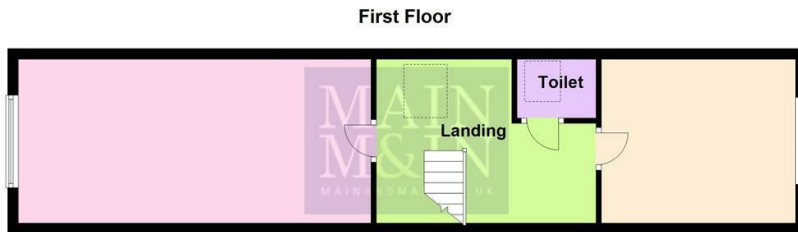
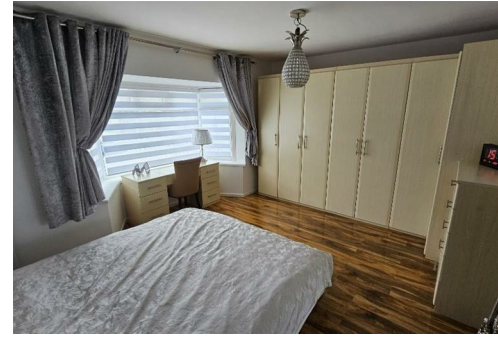
Externally

A gated driveway provides secure off road parking to the front. To one side is a covered area (23'5" x 9'2").

To the rear and other side are attractive private gardens which are laid to lawn, with seating area and storage shed.

Tenure: Leasehold

Council Tax: Stockport D



For illustration purposes only, not to scale.
Plan produced using PlanUp.

40 Greenway Road, Heald Green

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





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	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
	Not environmentally friendly - higher CO2 emissions
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
Very environmentally friendly - higher running costs	(81-91) B
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	(21-38) F
	(1-20) G
	Not environmentally friendly - higher running costs
Current	Potential

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.

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