



2 Green Gables Close
Heald Green SK8 3QT
£425,000

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2 Green Gables Close Heald Green SK8 3QT

£425,000

Situated off Finney Lane within a quarter of a mile from the village, this significantly-extended property offers spacious and versatile family accommodation which spans three floors, with potential to create an annex to accommodate multi-generational living or similar.

To the ground floor is an entrance porch, hallway, downstairs WC, study/bedroom five, lounge with door to a double bedroom and a utility room (would convert to a kitchen).

To the first floor is a well-proportioned open-plan L-shaped living room, a separate dining room and a modern fitted kitchen.

To the second floor are three further bedrooms and a bathroom/WC.

The the front of the house is parking for two vehicles with gardens. There are enclosed private gardens to the side and rear.

This really is a must-see home which offers an abundance of space and convenience.

- Gas Central Heating
- PVCU Double Glazing
- Alarm
- Four/Five Bedrooms
- Re-fitted Kitchen
- Double Width Driveway
- Viewing Essential

Tenure: Freehold
Council Tax: SMBC D

Entrance Porch

Entrance Hall
5'09 x 4'07 increasing to 7'09 x 2'09
Understair cupboard.

Sitting Room
17'06 x 9'01

Study
9'05 x 7'06
Built in cupboard.

Utility Room
5'05 x 7'08
Plumbing for washing machine, wall-mounted boiler.

Bedroom One
12'00 x 11'02
UVPC patio doors to garden.

Kitchen
9'03 x 7'03
Modern fitted kitchen, under unit lighting, fitted dishwasher.

'L shaped' Living Room
9'09 x 7'08 increasing to 12'08 x 12'01
Fitted radiator covers. Fitted fire with surround.

Dining Room
11'11 x 11'02

Bedroom Two
12'10 x 8'05
Fitted wardrobes.

Bedroom Three
12'07 x 8'05

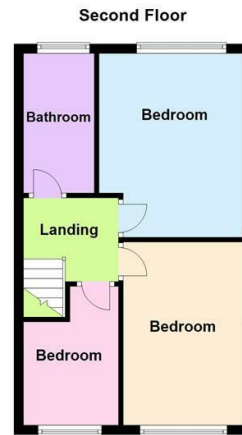
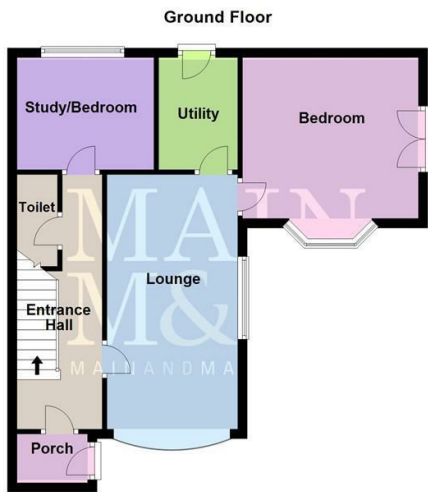
Bedroom Four
7'03 x 6'07

W/C
6'04 x 2'07

Bathroom
9'07 x 4'10
White suite consisting of bath with shower over, wash basin, WC, heated towel rail.

Externally
Patio paving, lawn with flower beds, decking section.





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

2 Green Gables Close, Heald Green

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



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| England & Wales | |
|---|-----------|
| EU Directive 2002/91/EC | |
| Not environmentally friendly - higher CO2 emissions | (1-20) |
| | (21-30) |
| | (30-40) |
| | (40-50) |
| | (50-60) |
| | (60-70) |
| | (70-80) |
| | (80-90) |
| | (90-100) |
| Very environmentally friendly - lower CO2 emissions | (92 plus) |
| Current | 79 |
| Potential | |

| England & Wales | |
|---|-----------|
| EU Directive 2002/91/EC | |
| Not energy efficient - higher running costs | (1-20) |
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| Very energy efficient - lower running costs | (92 plus) |
| Current | 65 |
| Potential | 79 |

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.

