



"Helian" Motcombe Road  
Heald Green SK8 3TP  
£750,000







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"Helian" is a unique, architect-designed split level detached residence, owned by the same family since construction in 1973. The house has just undergone comprehensive refurbishment, including the replacement of the roof.

The clever "upside-down" design of this spacious property positions the main living accommodation to the first floor in order to enable superb views across the private and generously-proportioned garden plot.

A reception hallway opens to an impressive open-plan reception room with large windows and a juliet balcony with glass balustrade overlooking the rear garden. A raised luxury fitted kitchen area features quartz worktops and high-specification integrated appliances. Also on this level is a study or fifth bedroom.

To the opposite side of the house is a bedroom with French doors to the garden and a stylish en-suite shower room/WC. There is also a WC from the hallway, plus internal access to the large integral garage.

To the lower floor is a principal bedroom with dressing area and an en-suite shower room/WC. There are two further bedrooms and a family bathroom.

Tenure: Freehold  
Council Tax: SMBC F

The house is located on the sought-after Motcombe Road, close to Gatley Golf Course. Plentiful amenities are also nearby with both Heald Green and Gatley village close by. Excellent transport links and well-regarded schools for all ages are also readily accessible.

A wide paved driveway provides off road parking space to the front, leading to the integral garage which could possibly lend itself to conversion into even more accommodation.

Attractive gardens envelop the property, the rear in particular offering a good degree of privacy, with unusual sloped sections, a selection of established trees and shrubs and a lawned expanse.

This is a true "one off" and simply must be seen in order to fully appreciate what is on offer. An internal inspection is essential.

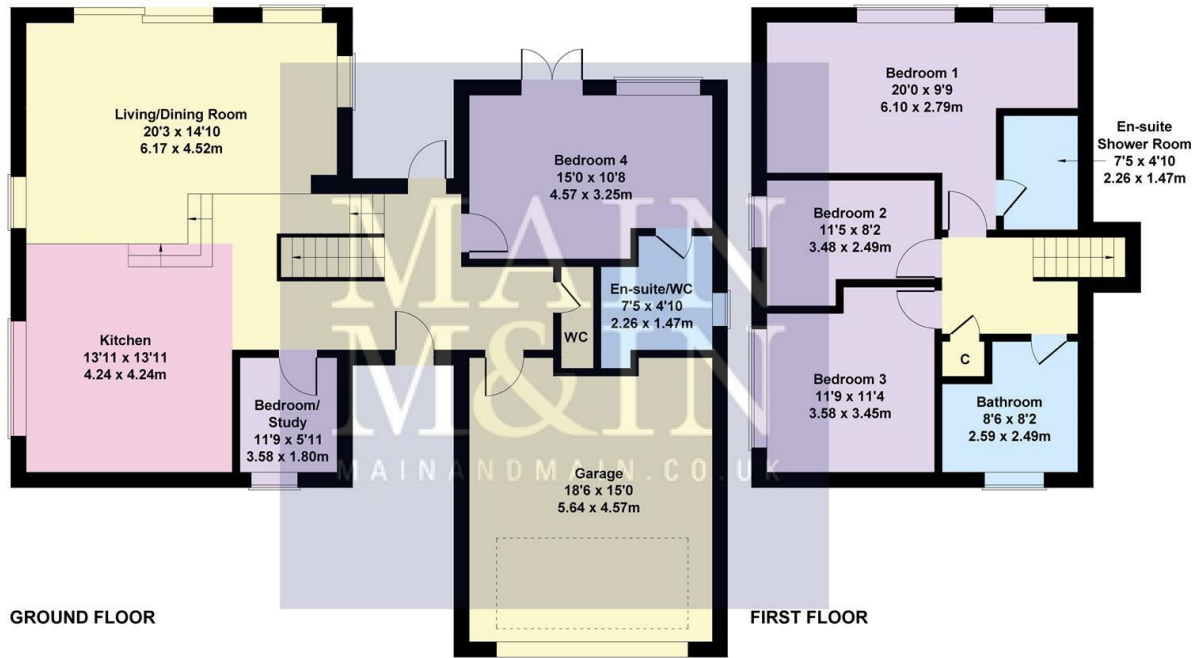
- Unique Property
- High Specification
- Gas Central Heating
- PVCU Double Glazing
- Four/Five Bedrooms
- Three Bathrooms
- Driveway & Garage
- Large Gardens
- No Onward Chain







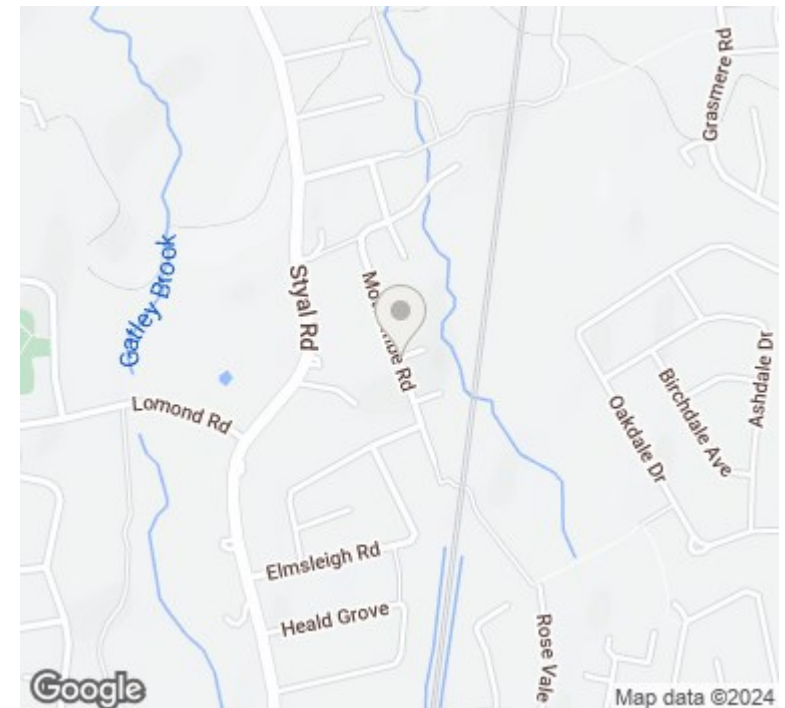
**Motcombe Road**  
 Approximate Gross Internal Area  
 1843 sq ft - 171 sq m



Not to Scale. Produced by The Plan Portal 2024  
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To view this property call Main & Main on 0161 437 1338



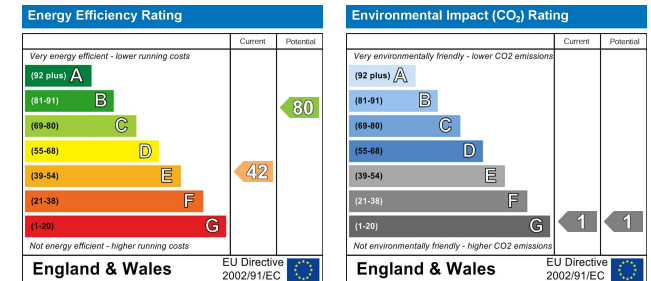
Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to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

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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 (1<sup>st</sup> Floor)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666

**Cheadle Hulme Office** 29 Station Road ♦ Cheadle Hulme ♦ Stockport ♦ SK8 5AF ♦ 0161 485 1919



Company Registration No. 5615498