



73 Gleneagles Road
Heald Green SK8 3EN
£675,000





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This versatile family home has been loved over the years and it is in immaculate condition throughout. It has been carefully extended to both the ground and first floor to maximise the living space. The fitted solar panels provide a substantial annual tax-free income: Over the last five calendar years this figure has averaged £1,900 per annum*.

An entrance porch and hallway lead to four reception rooms. A large custom-built 'David Clark' oak dining kitchen features composite worktop surfaces and integrated appliances. There is a utility room and a downstairs WC. To the first floor are six bedrooms (two with en-suite WC/shower rooms) and a family bathroom.

The property stands on one of the largest garden plots on the development and as a result has additional side gated parking space and a double-width garage. Attractive and well-established lawned gardens extend to the rear and side, with a feature ornamental pond and well-stocked borders.

Gleneagles Road is located within easy reach of the amenities of Heald Green Village and the rail station. Well-regarded schooling for all age groups both private and state are catered for within the SK8 postcode. Within a couple of miles are both the M56/M60 motorways and Manchester International Airport. This is a most attractive home which enjoys a superb position on what is one of the most popular parts of Heald Green. An early internal inspection is essential.

*To end of December 2023. Feed-in Tariff continues until November 2036. Income will vary dependent upon amount of electricity generated. For further information, please contact our office.

- Gas Central Heating
- PVCU Double Glazing
- Large Corner Garden Plot
- Versatile Accommodation
- Four Reception Rooms
- Six Bedrooms
- Three Bathrooms
- Double Garage & Large Driveway
- No Onward Chain

Tenure: Freehold
Council Tax: Stockport F

Entrance Porch
6'3" x 4'9"

Hallway
18'3" x 6'1"

Living Room
19'11" x 12'11"
Archway to :-

Dining Room
13'8" x 11'10"

Study
13'0" x 10'4"

Morning Room
13'0" x 10'4"

Kitchen
15'1" x 13'7"

Utility Room
10'1" x 6'1"

Downstairs WC
4'9" x 4'0"

Landing

Bedroom 1
19'0" x 13'0" red to 7'2"

En-suite
9'5" x 5'5"

Bedroom 2
15'0" x 11'7"

En-suite
7'6" x 2'7"

Bedroom 3
12'6" x 11'1"

Bedroom 4
11'1" x 10'10"

Bedroom 5
10'10" x 8'1"

Bedroom 6
9'6" x 8'0"

Bathroom
9'1" x 5'4"

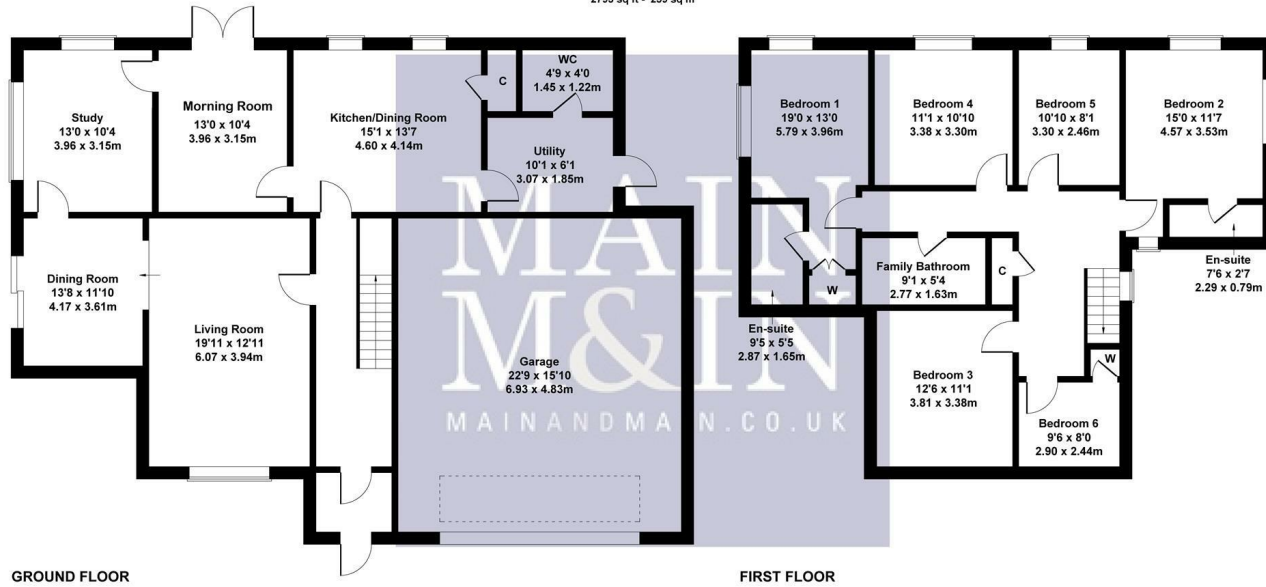
Double Garage
22'9" x 15'10"

Outside
Paved driveway to the front and side. The rear garden is well-established with lawned areas, shrubbery, kitchen garden and patio. Ornamental pond. Large greenhouse with water supply. Wooden storage shed.





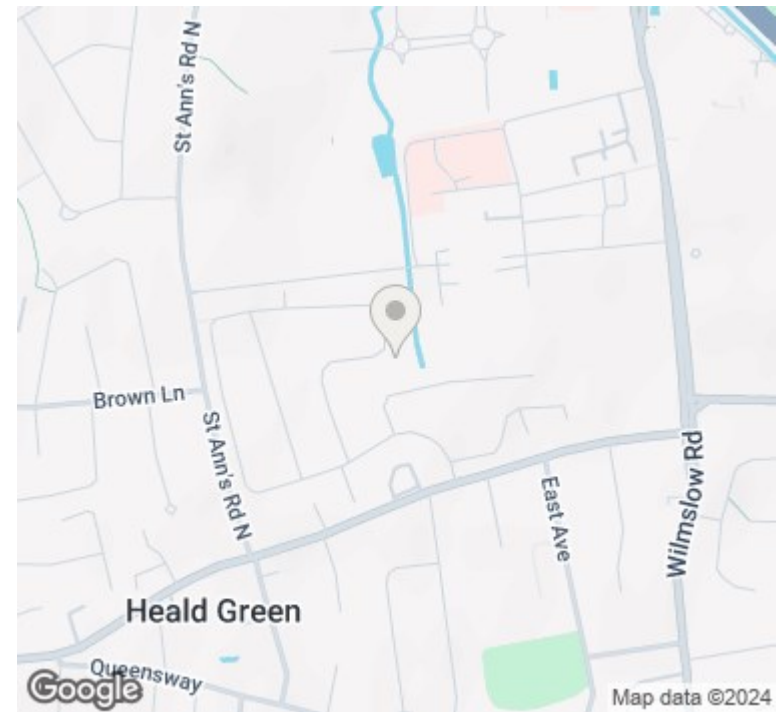
Gleneagles Road
 Approximate Gross Internal Area
 2793 sq ft - 259 sq m



Not to Scale. Produced by The Plan Portal 2024
 For Illustrative Purposes Only.



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.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		83	85			1	1
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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Lettings (1st 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