



11 Motcombe Grove
Heald Green SK8 3TL
Offers Over £300,000

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11 Motcombe Grove

Heald Green SK8 3TL

Offers Over £300,000

This immaculate home forms part of a select development which enjoys a pleasant tree-lined outlook to the rear.

The property has a paved driveway to the front with lawned garden alongside. The rear features a tiered garden which is decked, with stairs to the rear. There is a single garage which provides additional parking space/storage, located towards the end of the cul-de-sac.

The current owner has made numerous improvements and amendments to the property and it is certain to impress. An entrance porch leads to a stylish fitted kitchen with central breakfast bar and a deep under-stairs store. To the rear is a well-proportioned living room with double-glazed patio doors leading out to the rear garden.

To the first floor is a double bedroom with fitted wardrobes and views to the rear. To the front is a second bedroom, whilst in the centre of the house is a contemporary bathroom with white suite, including a large bath and a walk-in shower enclosure. There is access to the loft space which is boarded for additional storage.

The property lies off Styal Road convenient for local transport links with Heald Green and Gatley villages both close by, where good day to day amenities exist. Within three miles are the M56/60 motorways and Manchester Airport.

This is a most attractive home in a sought-after location. We advise an early internal inspection.

Tenure: Leasehold
Council Tax: Stockport C

- Gas Central Heating
- Double Glazing
- Modern Fitted Kitchen
- Spacious Living Room
- Stylish Contemporary Bathroom
- Two Bedrooms
- Tiered Decked Garden
- Driveway and Garage

Entrance Porch

5'3" x 4'0"

Kitchen

14'7" x 12'0"

Living Room

13'9" x 12'0"

First Floor Landing

Loft

17'8" x 12'1"

Fully insulated and boarded for excellent storage space
Double Socket, independent light switch with 2 pendant light fittings.

Bedroom One

10'9" x 12'0" red to 10'1" to fitted wardrobes

Bedroom Two

7'4" max x 12'0" max

Bathroom

9'10" x 5'5"

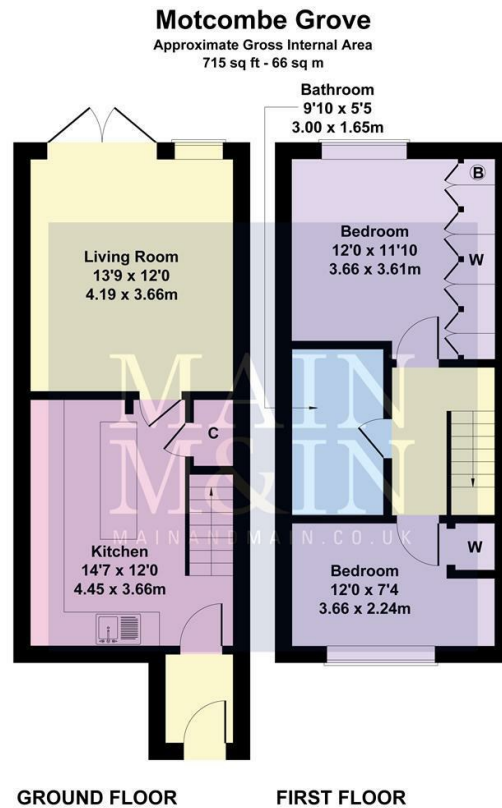
Externally

Garden and driveway to the front.

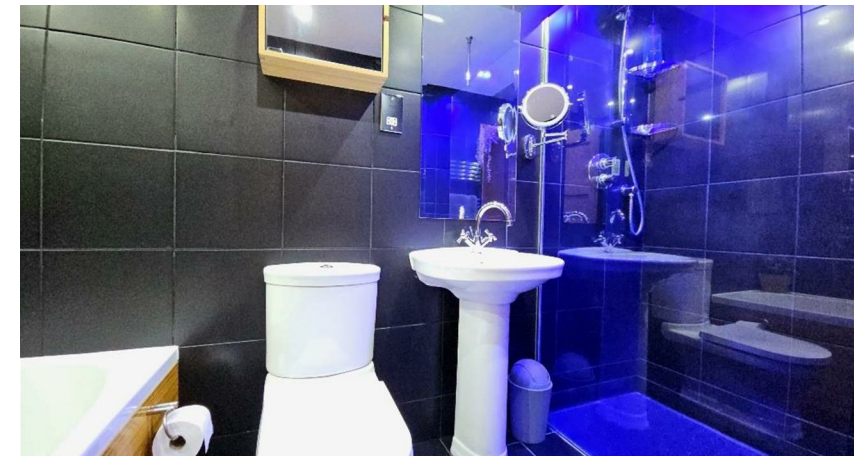
The rear garden is decked, with steps leading down to a lower decking level.

Separate Garage

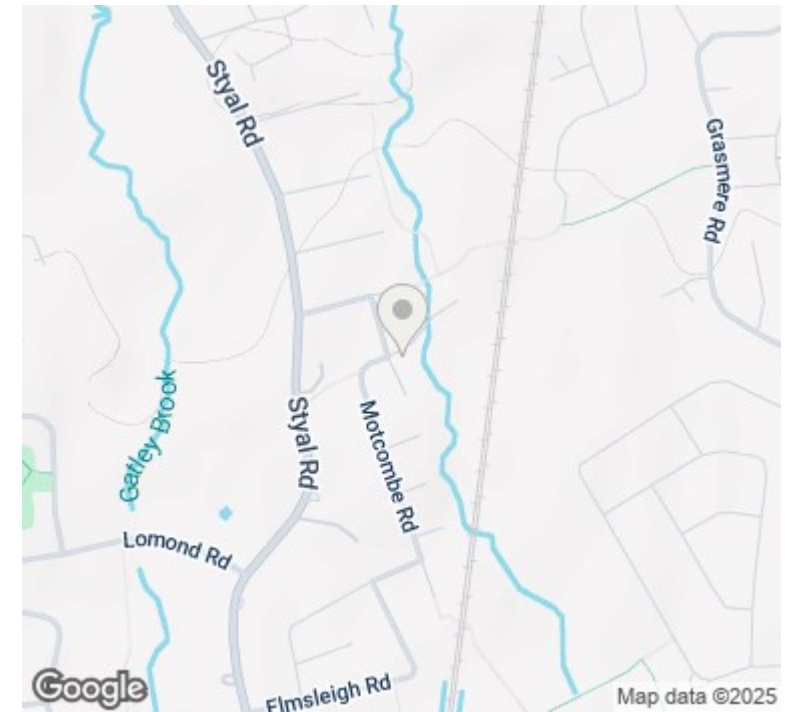
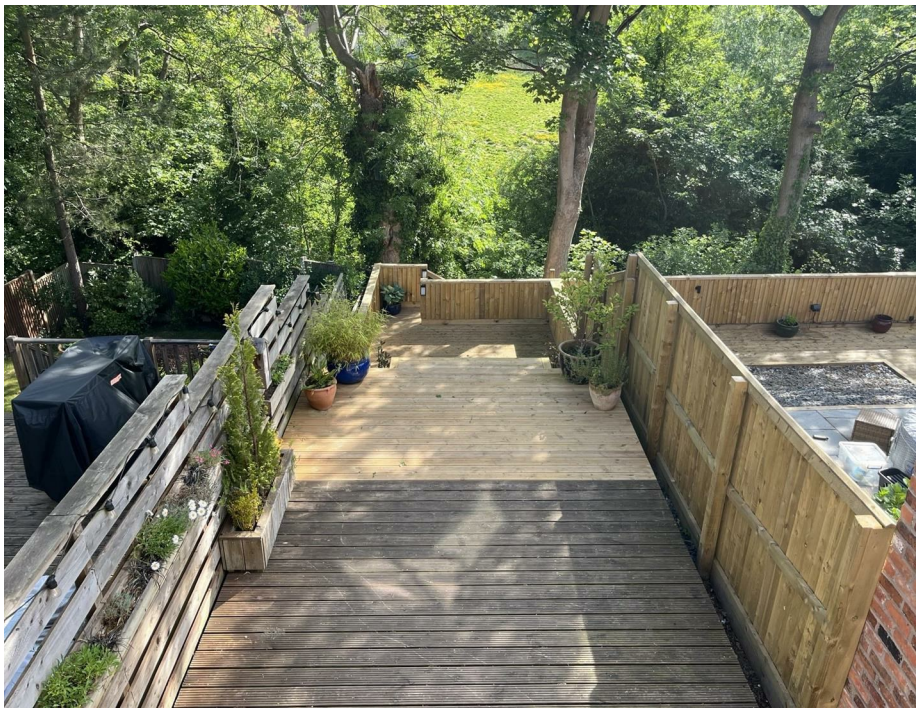




Not to Scale. Produced by The Plan Portal 2024
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To view this property call Main & Main on 0161 437 1338



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.

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	72		(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		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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