



25 Gloucester Road
Heald Green SK8 3NB
£250,000

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£250,000

Beautifully-presented throughout, this attractive home forms part of a popular residential area, close to amenities, schools and transport links.

An entrance hallway leads to a spacious open-plan living/dining room with a feature decorative fireplace and double-glazed doors which lead out to the garden. There is a well-proportioned fitted kitchen with a useful rear porch beyond.

To the first floor is a spacious landing, with windows to the front and side elevations. There are two good double bedrooms, one enjoying a pleasant dual aspect. An L-shaped family bathroom is fitted with a modern white suite, with shower above the bath.

The property stands behind a smart block-paved driveway which provides off road parking space, with a gate providing access to the side where there is an area of hardstanding. The rear garden features a lawn, seating area, pond and a timber shed.

This is a most appealing home and an early internal inspection is recommended in order to avoid disappointment.

- Gas Central Heating
- PVCU Double Glazing
- Well-presented Throughout
- Spacious Reception Room
- Fitted Kitchen
- Two Double Bedrooms
- Modern Bathroom
- Driveway Parking
- Gardens
- Popular Location

Entrance Hallway

Living/Dining Room
18'8" x 11'5" reducing to 9'11"

Kitchen
12'8" x 8'6"

Rear Porch
3'10" x 6'8"

First Floor Landing

Bedroom One
13'0" x 10'2" red to 9'6" to fitted storage

Bedroom Two
13'0" x 10'0" red to 8'5"

Bathroom
5'6" max x 9'8" red 5'1"
(L-shaped)

Externally
Block-paved driveway to the front.
Pedestrian gate to side.
Enclosed garden to the rear with lawn, seating area, pond.
Decorative borders. Timber shed.

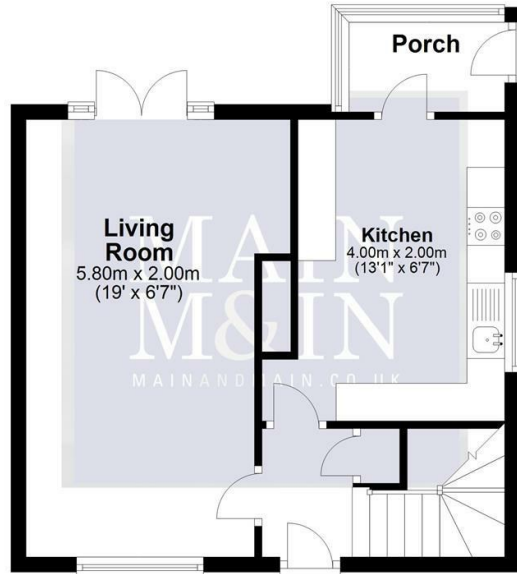
Tenure: Freehold
Council Tax: Stockport B





Ground Floor

Approx. 39.4 sq. metres (424.5 sq. feet)



First Floor

Approx. 36.8 sq. metres (395.9 sq. feet)



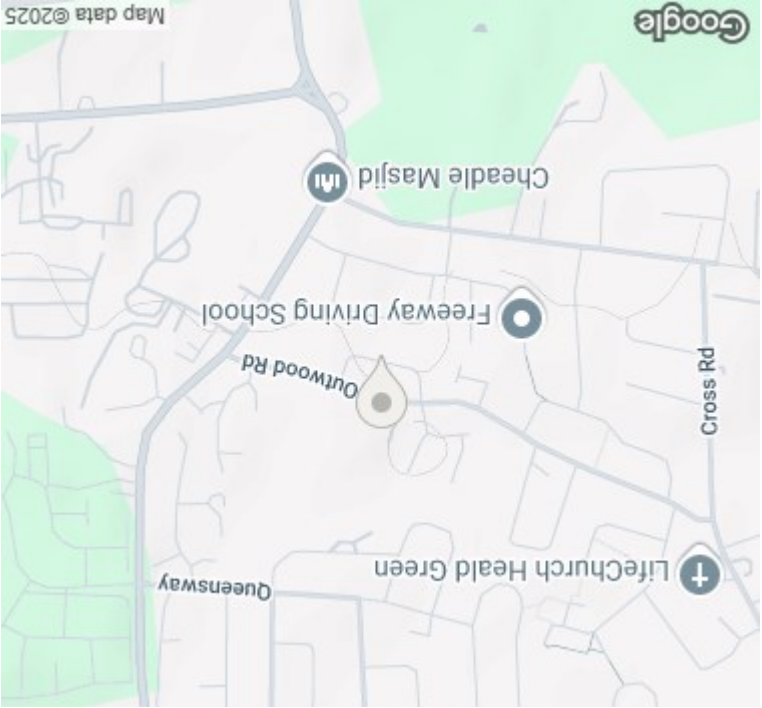
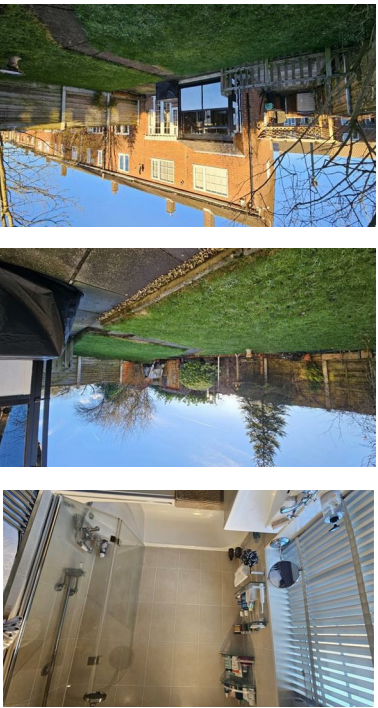
Total area: approx. 76.2 sq. metres (820.4 sq. feet)

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

25 Gloucester Road, Heald Green

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	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Very energy efficient - higher running costs
(92 plus) A	(1-20) G
(81-91) B	(21-30) F
(69-80) C	(31-40) E
(55-68) D	(41-50) D
(40-54) E	(51-60) C
(21-30) F	(61-70) B
(1-20) G	(71-80) A
Not environmentally friendly - higher CO2 emissions	Very environmentally friendly - lower CO2 emissions
Current	Potential
86	72
Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	Not environmentally friendly - higher CO2 emissions
(92 plus) A	(1-20) G
(81-91) B	(21-30) F
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Company Registration No. 5615498