



14 Gloucester Road
Heald Green SK8 3NB
£245,000

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14 Gloucester Road Heald Green SK8 3NB

£245,000

This well-presented mid-terrace house is located in a popular residential area, close to amenities, transport networks and schools.

The property offers well-proportioned accommodation. An entrance hallway leads to a spacious living room with an open fireplace with tiled hearth, cast-iron insert and an ornate surround. The room enjoys plentiful natural light, through a large front window and glazed doors which open to the rear garden. A fitted dining kitchen features a range of integrated appliances. This room also benefits from front and rear external doors.

To the first floor are two good double bedrooms, a single bedroom and a modern bathroom which is fitted with a white suite, with shower above the bath.

The house benefits from UPVC double glazing and gas-fired central heating with a combi-boiler.

A smart block-paved driveway area fronts the property and there is an enclosed garden of a good size to the rear which has an artificial lawn for ease of maintenance.

The property will suit a wide range of potential purchasers and we advise an early viewing in order to avoid disappointment.

- Gas Central Heating
- PVCU Double Glazing
- Spacious Living Room
- Fitted Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway
- Enclosed Rear Garden
- Popular Location
- Viewing Advised

Entrance Hallway

Living Room
18'8" x 11'1"

Dining Kitchen
19'3" red to 9'3" x 11'6" red to 6'1"

First Floor Landing
Storage cupboards and access to loft.

Bedroom One
12'11" red to 11'1" x 11'0" max

Bedroom Two
13'0" max x 9'11" red to 8'4"

Bedroom Three
7'5" x 10'0" red to 8'0"

Bathroom
5'5" max x 8'8" max
(L-shaped)

Externally
Block-paved driveway to the front providing off road parking space.
Enclosed garden to the rear with decking section and artificial lawn.



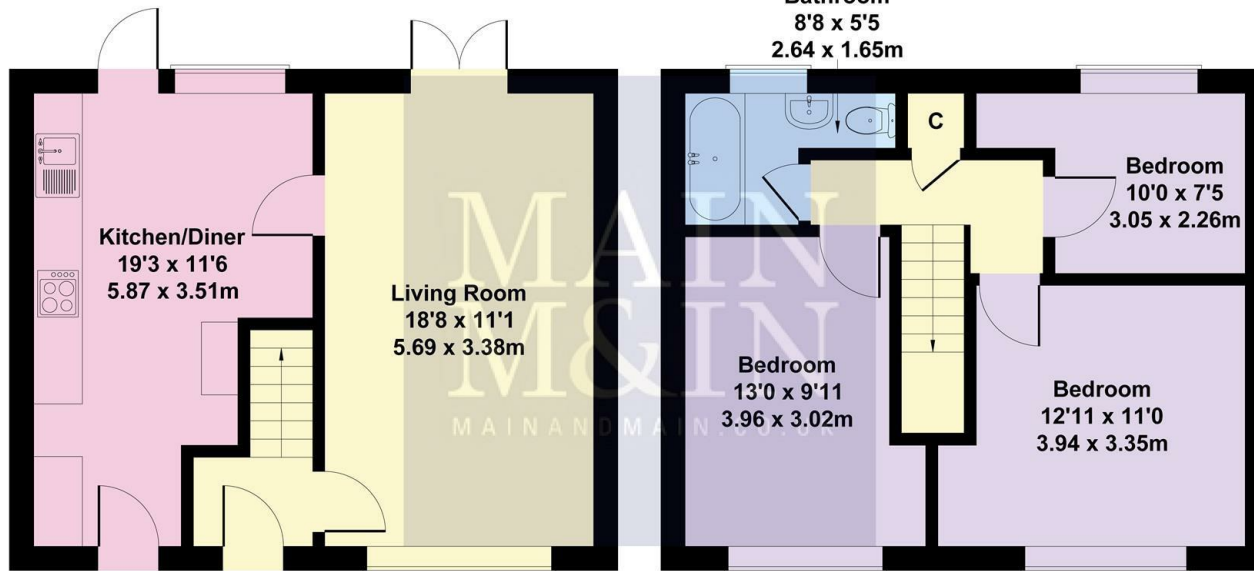
Tenure: Freehold
Council Tax: Stockport B



Gloucester Road

Approximate Gross Internal Area
862 sq ft - 80 sq m

Bathroom
8'8 x 5'5
2.64 x 1.65m



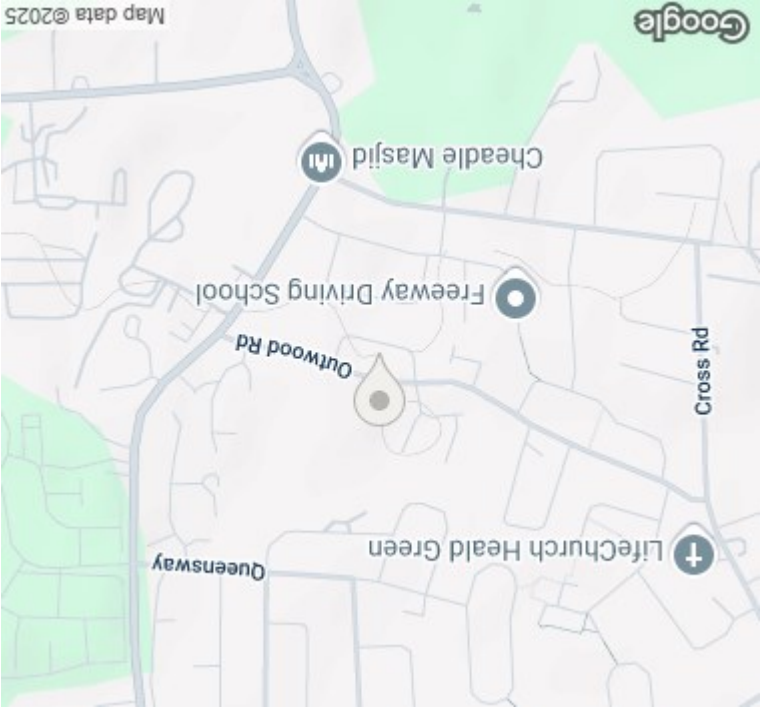
GROUND FLOOR

FIRST FLOOR

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	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs
(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 environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
Current	Current
Potential	Potential
86	70
Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO2 emissions	
Current	Potential
England & Wales	

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