



9 Firs Grove
Gatley SK8 4JU
Asking Price £685,000

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Occupying a generous 0.22 acre private garden plot at the end of a sought-after cul-de-sac, this impressive detached residence has benefited from extension and numerous improvements, including an electrical rewire and the replacement of both the main and flat roof coverings in 2017. An extensive block-paved driveway provides off-road parking space for five vehicles.

The property offers spacious accommodation which provides versatile living space across two floors. An entrance porch and hallway lead to an impressive open-plan living/dining/morning room with floor-to ceiling glazed windows and doors to the garden. There is a study or fourth bedroom to the right hand side of the property.

A significant extension to the left hand side of the property has created a superb fitted dining kitchen of generous proportions, which leads on to a large utility room, which features a built-in larder store and access to the garden. To the front of the property is the principal bedroom with fitted wardrobes, bay window and an en-suite shower room/WC. There is a further well-proportioned double bedroom, also with fitted wardrobes. A family bathroom completes the ground floor.

Upstairs is a wide landing with storage. A large bedroom with comprehensive eaves storage also features roof windows. A further bathroom completes the accommodation.

Firs Grove is a particularly attractive location, well-placed for access to transport networks, with good access to the M56/M60 motorways and rail links with direct trains into Manchester. Easy access to Manchester Airport, but not directly under the flight path.

The plentiful amenities of both Gatley and Heald Green Villages are close by, with plenty of green space nearby: Scholes Park offers attractive walking and recreational space. Popular schools for all age groups are within the vicinity, with both private and state facilities available.

This is a substantial home which simply must be viewed in order to be appreciated.

Tenure: Freehold
Council Tax: Stockport F

- Extended Detached Residence
- Private Cul-de-sac Location
- Four Bedrooms
- Three Bathrooms
- Stylish Fitted Dining Kitchen
- Large Utility Room
- PVCU Double Glazing
- GCH - Replacement Combi Boiler & Rads 2017
- New Roof 2017
- Superb Garden Plot



Entrance Porch
4'7 x 4'5

Entrance Hallway

Living Room
16'8 x 10'5 max, opens to:

Morning/Dining Room
20'3 x 10'6

Study/Bedroom Four
8'10 x 9'1

Dining Kitchen
17'0 x 13'7

Utility Room
7'9 x 20'2



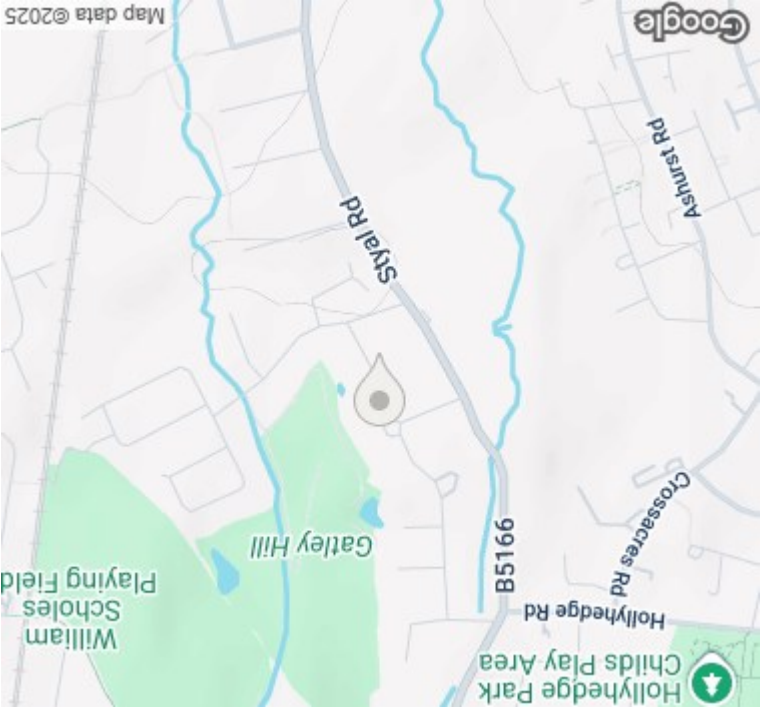
Firs Grove
Approximate Gross Internal Area
1961 sq ft - 182 sq m



Not to Scale. Produced by The Plan Portal 2025
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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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Energy Efficiency Rating	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(56-68) D	
(45-55) E	
(39-54) F	
(21-38) G	
(1-20)	
Not energy efficient - higher running costs	
75	63
Current	Potential

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(56-68) D	
(45-55) E	
(39-54) F	
(21-38) G	
(1-20)	
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential

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