



Andrew J.
Dawson
Independent Estate Agents

Motcombe Road, Heald Green

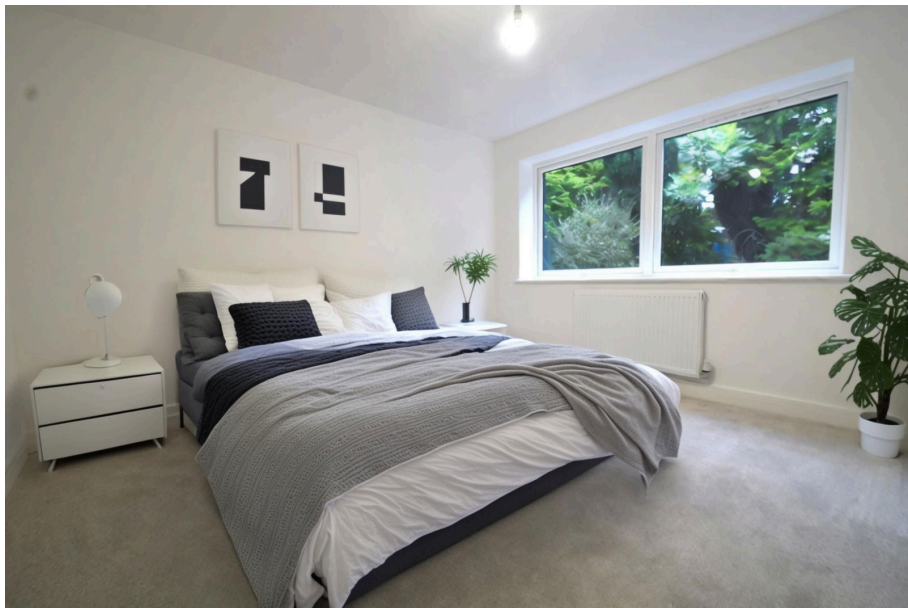
Guide Price £695,000

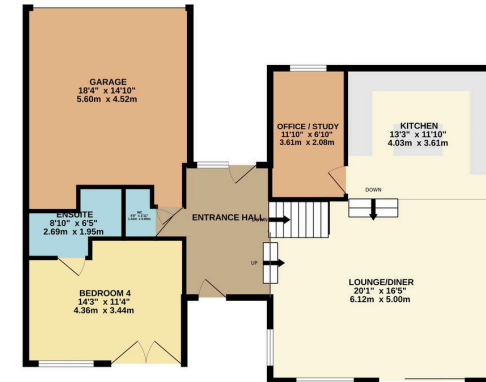
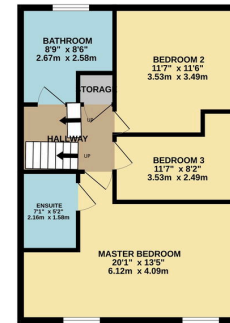
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- Tenure - Freehold / EPC - E (Prior to Refurbishment) / Council Tax Band - F
- Popular Location close to both Gatley and Heald Green Villages
- Excellent Rear Garden Plot with Patio and Lawn Garden
- Four/Five Bedroom including Stunning Master Suite
- High Level of Presentation Throughout
- Offered For Sale with No Onward Vendor Chain
- Spacious Driveway with Extensive Parking
- Hi-Spec Kitchen with Large Island with Quartz Worktops
- Stunning Contemporary Open Plan Living Area
- Architect Designed Detached Home

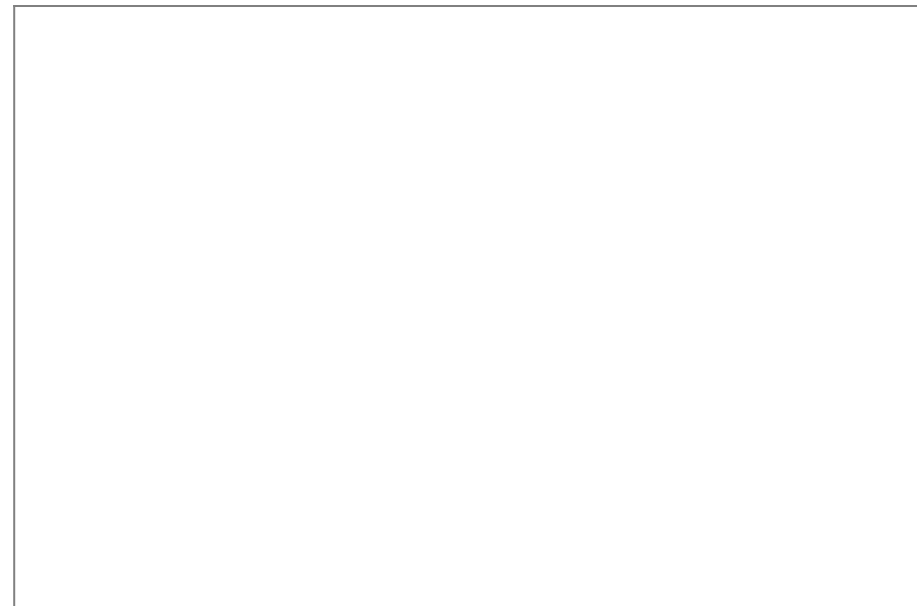


"HELIAN" A truly EXCEPTIONAL MODERN DETACHED FAMILY HOME, boasting a STUNNING SPLIT LEVEL OPEN PLAN LIVING AREA situated within a POPULAR ENCLAVE WITHIN HEALD GREEN VILLAGE. The accommodation comprises of an entrance hallway with wash room, a stunning open plan living space with high quality kitchen area and "Juliette" balcony, office/Study and four double bedrooms served by a range of modern en suite shower rooms and a beautiful family bathroom suite. Externally, the property is set within a tree lined garden plot with patio area, large lawn garden and extensive off road parking with integral garage.





While every effort has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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9 Gatley Road, Cheadle, Cheshire SK8 1LY Tel. 0161 428 1488 Fax. 0161 428 1479
 Email. mail@andrewdawson.co.uk