



18 Etchells Road  
Heald Green SK8 3AU  
Asking Price £485,000





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A Substantial Five Bedroom, Extended Family, Semi Detached which also offers further potential.

Situated close to Heald Green Village/Station as well as John Lewis and Sainsbury's, this sizeable home offers: Entrance Porch, Hallway, Downstairs WC, Lounge into Extended Dining Room/Living Room, Fitted Kitchen.

To the first floor is a Landing, Five Bedrooms and a Bathroom/WC.

Outside: To the front is a paved driveway providing off road parking space. There are enclosed gardens to the rear. A car port leads to detached Garage. The car port area could suit conversion into further living space, subject to meeting building regulation approval.

The property is within a few miles of both the M56/M60 Motorways, Manchester Airport and access points onto the A34 bypass.

This is a purchase which offers great potential at a sensible price point.

- Gas Central Heating
- PVCU Double Glazing
- Five Bedrooms
- Extended Accommodation
- Potential to Enlarge Further
- Driveway & Garage
- Sensible Price
- Viewing Strongly Recommended

Tenure: Leasehold  
Council Tax: SMBC D

Entrance Porch

Hallway  
10'10" x 6'4"

Downstairs WC  
4'5" x 3'3"

Lounge

17'10" x 11'

Opening to:

Dining Room/Living Area  
14'10" x 9'5"

Fitted Kitchen  
14'9" x 7'6"

Landing

Bedroom One

14'7" x 10'5"

Fitted Wardrobes

Bedroom Two

12' x 10'5"

Bedroom Three

10' x 6'9"

Built in Cupboard

Bedroom Four

8'9" x 6'9"

Bedroom Five

8'1" x 7'6"

Bathroom/WC

8'9" x 7'6"

Tiled Walls, Panelled Bath, Shower Cubicle, Low Level WC, Wash Basin

Outside

Forecourt Car Parking, Gated Access to Car Port (Full depth of property)

Detached Brick Garage. Enclosed Garden to rear with Patio, Lawn, Fencing

Detached Garage

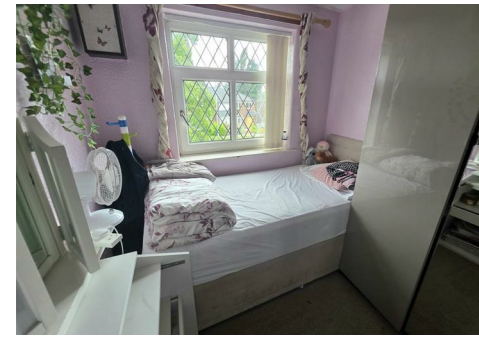
25'8" x 9'2"

Lease Details

999 year lease from 1957 (930 Years remaining)

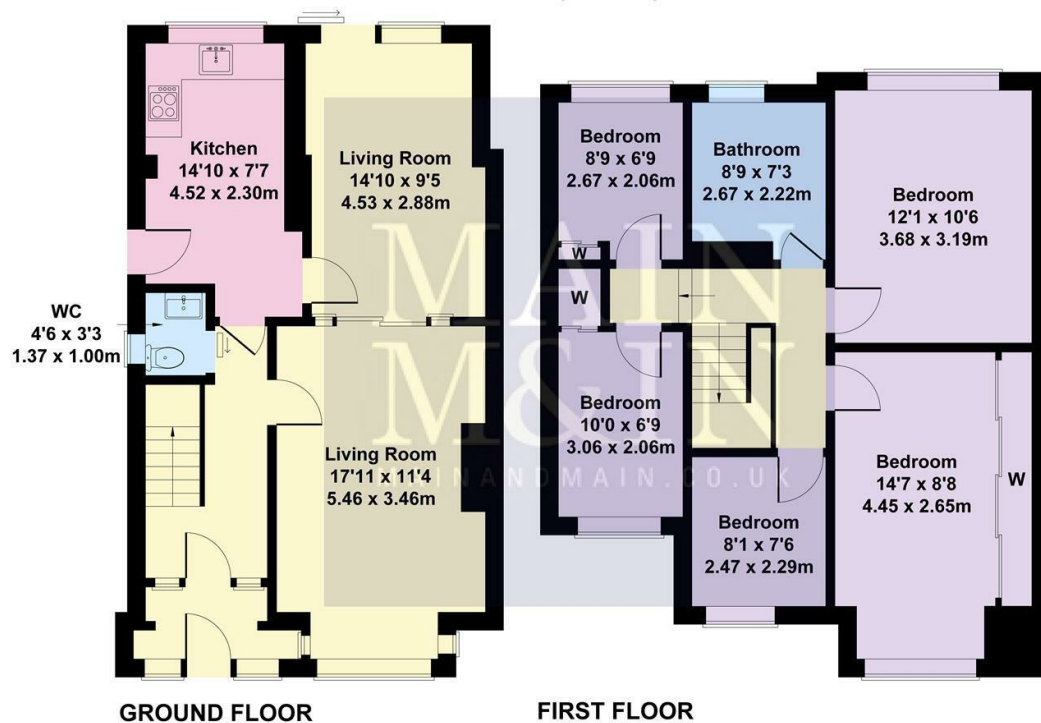
Ground Rent TBC





## Etchells Road

Approximate Gross Internal Area  
1313 sq ft - 122 sq m



Not to Scale. Produced by The Plan Portal 2026  
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To view this property call Main & Main on 0161 437 1338

