



55 Gleneagles Road  
Heald Green SK8 3EN  
£520,000



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# 55 Gleneagles Road

## Heald Green SK8 3EN

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Located on the sought-after Gleneagles Road, this detached bungalow has been significantly extended to provide versatile accommodation which comprises: Entrance porch, entrance hallway, a large open-plan L-shaped living/dining room and an impressive open-plan fitted kitchen/morning room, with four roof windows and patio doors opening out onto the garden.

An internal hallway leads to the three bedrooms which are well-proportioned, the two largest having fitted wardrobes. A conservatory is located to the rear, overlooking the gardens. A modern fitted shower room and a separate WC completes the accommodation.

The property stands behind a lawned front garden, with a wide resin driveway providing off road parking space, leading to a large attached garage. To the rear is an enclosed garden which affords a good degree of privacy, with seating area and well-stocked border planting. The garden is largely paved, to aid ease of maintenance. There is a greenhouse (with power) and a timber shed.

The property forms part of a popular residential area which enjoys excellent access to amenities, transport networks and schools.

These homes offer flexible accommodation, with potential for further extension if desired (STP). An internal inspection is recommended.

Entrance Porch

Entrance Hallway

Living/Dining Room  
17'5 max x 22'9 max  
(L-shaped)

Kitchen/Morning Room  
21'6 max x 14'0 max

Inner Hallway

Bedroom One  
10'2 x 13'5 red to 11'6 to fitted wardrobes

Bedroom Two  
8'11 x 10'2

Bedroom Three  
8'2 x 10'0

Shower Room  
5'5 x 8'5

Separate WC

Conservatory  
11'7 x 9'7

Attached Garage  
17'5 x 9'2

Externally

Garden to front with a resin driveway providing off road parking space.  
Enclosed garden to the rear. Greenhouse and shed.  
Seating area, decorative border planting.

- Extended Detached Bungalow
- Versatile Living Space
- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Modern Shower Room
- Separate WC
- Spacious Living/Dining Room
- Large Extended Kitchen/Morning Room
- Driveway & Garage

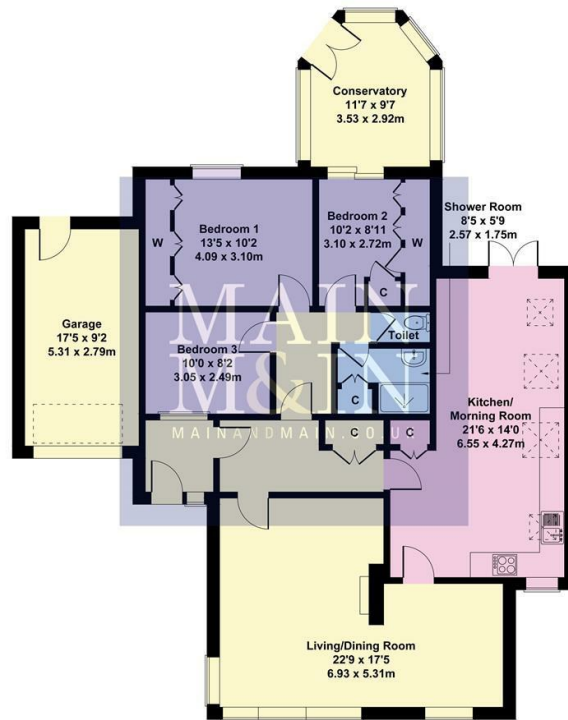


Tenure: Freehold

Council Tax: Stockport E



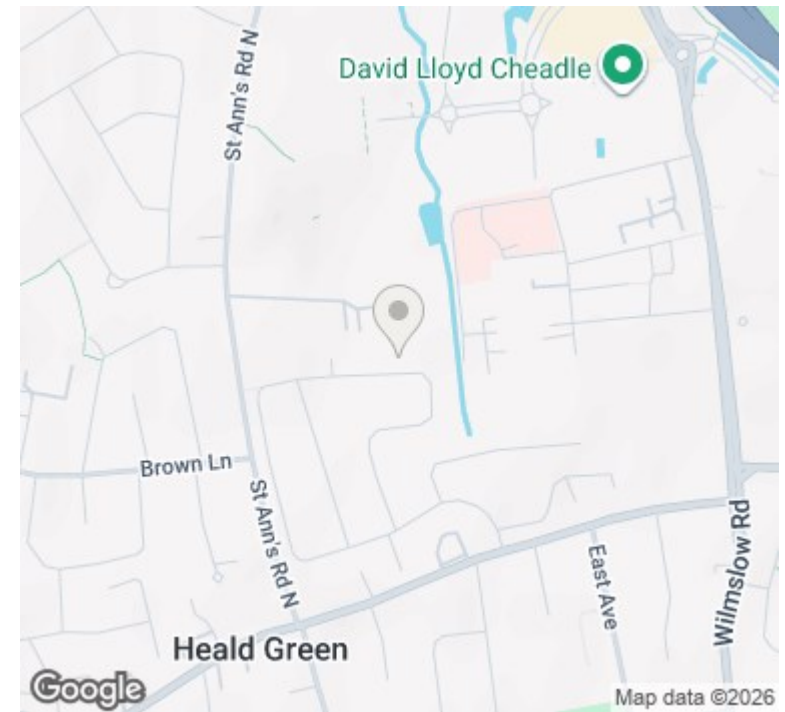
**Gleneagles Road**  
 Approximate Gross Internal Area  
 1465 sq ft - 136 sq m



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.

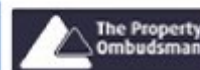
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) 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 energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	80	England & Wales		EU Directive 2002/91/EC	69

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Company Registration No. 5615498