



6 Falls Grove  
Heald Green SK8 3TH  
Asking Price £375,000



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## Heald Green SK8 3TH

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A Two Bedroom, Freehold, Dormer Semi Detached Bungalow, oozing character and charm, requiring a degree of updating. NO ONWARD CHAIN.

Situated off Styal Road, this pre war property lies on a very desirable road roughly halfway between Heald Green and Gatley. It offers: Entrance Hall, Cosy Lounge, Dining Room, Fitted Kitchen, Inner Hall with Staircase to First Floor Bedroom, additional bedroom to Ground Floor together with a Bathroom/WC. Outside is a detached Brick Garage. Established Gardens to both the front and rear.

Within the area are excellent local facilities to include local transport, station at both Heald Green and Gatley. Also easily accessed are both the M56/M60 Motorways and Manchester Airport (approximately 3 miles).

This is a real gem not to be missed. It offers huge potential. DO NOT MISS THIS ONE!

- Gas Central Heating
- Cavity Wall Insulation
- PVCU Double Glazing
- Two Bedrooms
- Updating Required
- Private Rear Garden
- Freehold
- NO ONWARD CHAIN

Tenure: Freehold  
Council Tax: SMBC C

Entrance Porch

Lounge  
14'2 x 13'2 9 into bay  
Cast Iron Victorian Style Fire Surround  
Picture Rails, Meter cupboard

Dining Room  
15'4 x 10'4  
Picture rails, recess to Chimney Breast

Kitchen/Breakfast Area  
14'8 ( max ) x 10'4  
Part Tiled Walls, Fitted Cupboards, Work Surfaces, Gas Hob, Extractor  
Electric Under Oven/Grill, Plumbing for Washing Machine, Space for Fridge  
Larder, Stable Door

Inner Hall  
6'2 x 4'2  
Spiral Staircase

Bedroom Two  
10'7 x 7'3  
Picture Rails

Bathroom/WC  
7'3 x 6'3  
Part Tiled Walls, White Suite, Victorian Style Bath  
Pedestal Wash Basin  
WC

Bedroom One (First Floor)  
16'0 x 13'2 ( max )  
Dressing Room/ Potential Ensuite off ( 10'8 max x 10'2

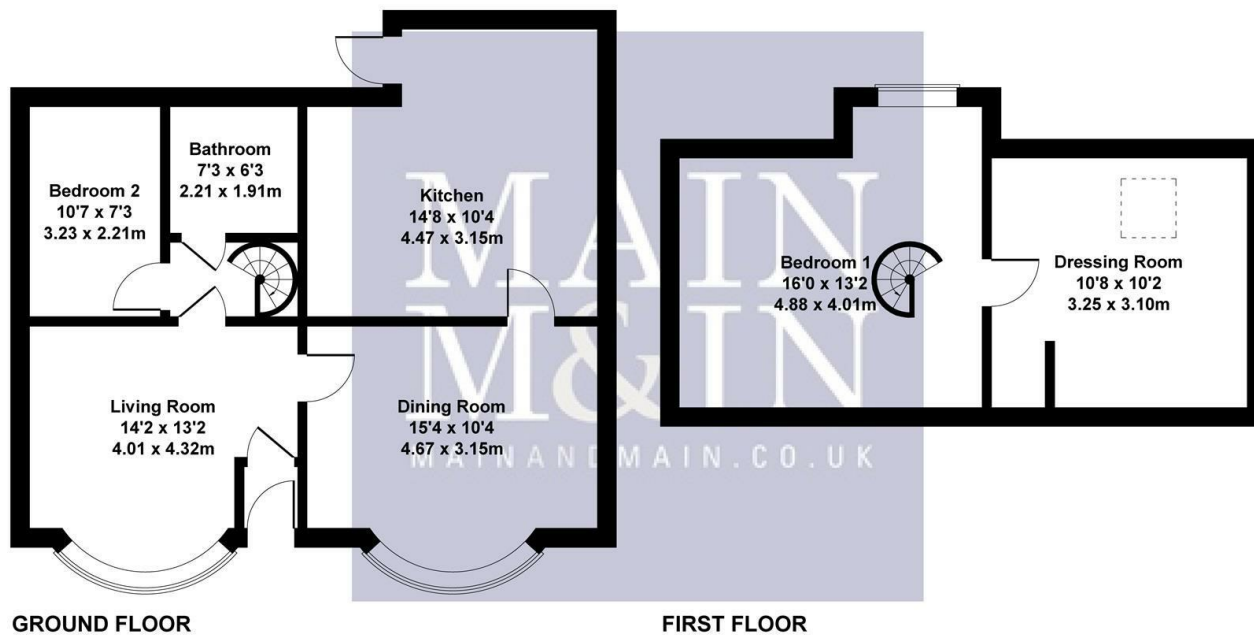
Outside  
Detached Brick Garage (Access now not possible for a car)  
Would make an office or workshop  
Gardens to the front with parking for two cars, and rear with patio, lawn,  
mature gardens to include apple tree.





### Falls Grove

Approximate Gross Internal Area  
1152 sq ft - 107 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

