



12 Motcombe Farm Road  
Heald Green SK8 3RW  
Offers Over £375,000



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# 12 Motcombe Farm Road

## Heald Green SK8 3RW Offers Over £375,000

Offering spacious extended accommodation, this link-detached house is likely to appeal to family purchasers in particular. It forms part of a popular residential development which is located a short distance from the amenities of Heald Green Village, with easy access to transport networks and schools for all age groups.

A wide entrance hallway leads to a spacious living room with feature fireplace. There is a second, separate reception room to the rear of the house with double-glazed doors opening to the rear garden. A fitted kitchen and a useful downstairs WC complete the ground floor.

Upstairs, a landing gives access to the four bedrooms and a recently re-fitted family bathroom which features a contemporary suite in white, with shower above the bath.

The house stands behind a garden area with a wide paved driveway providing off road parking space. There is a useful covered external storage room, with doors to the front and rear. The rear garden has been landscaped by the current owners, with a raised deck seating area overlooking a well-kept lawned expanse with pathways running around the perimeter. There is an attractive assortment of fruit trees complemented by a line of Italian Cypress trees.

These homes offer an impressive level of accommodation at a sensible price point. An internal inspection is strongly recommended in order to avoid disappointment.

Tenure: Freehold  
Council Tax: Stockport D

- Gas Central Heating - Modern Combi Boiler
- PVCU Double Glazing
- Four Bedrooms
- Refitted Family Bathroom
- Two Spacious Reception Rooms
- Fitted Kitchen
- Driveway
- Attractive Garden to Rear
- Popular and Convenient Location

Entrance Hallway  
5'11 x 11'3

Downstairs WC

Living Room  
11'3 x 16'4

Dining Room  
17'10 x 11'0

Kitchen  
14'5 x 7'5

First Floor Landing

Bedroom One  
11'5 x 11'3

Bedroom Two  
11'0 x 11'3

Bedroom Three  
8'6 x 10'10

Bedroom Four  
5'7 x 10'10

Bathroom  
5'1 x 8'3

Externally

Garden area to the front.

Wide paved driveway providing off road parking space.

Attractive enclosed garden to the rear.

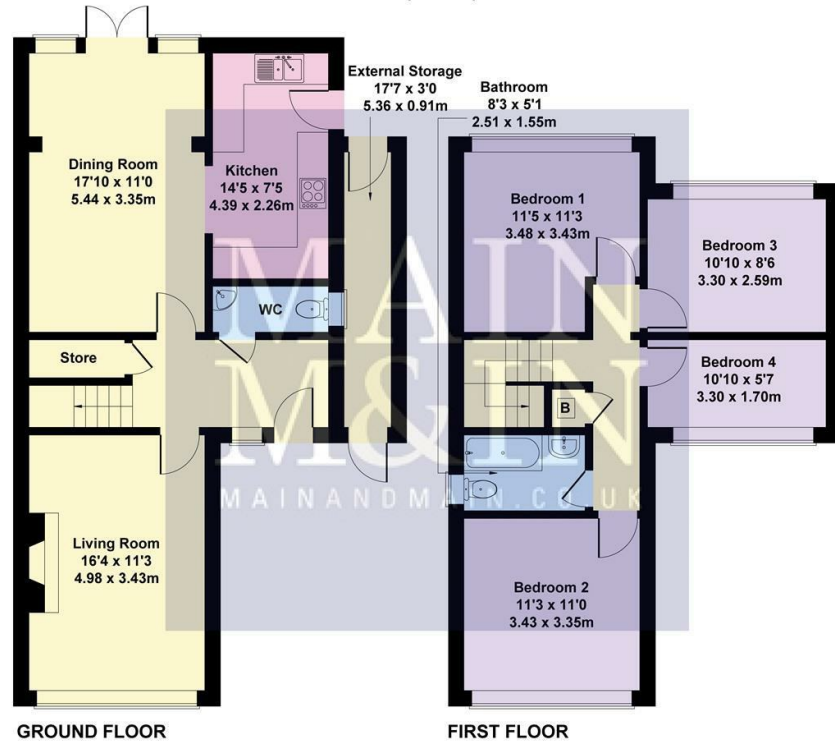
External Storage Area  
17'7 x 3'0





**Motcombe Farm Road**

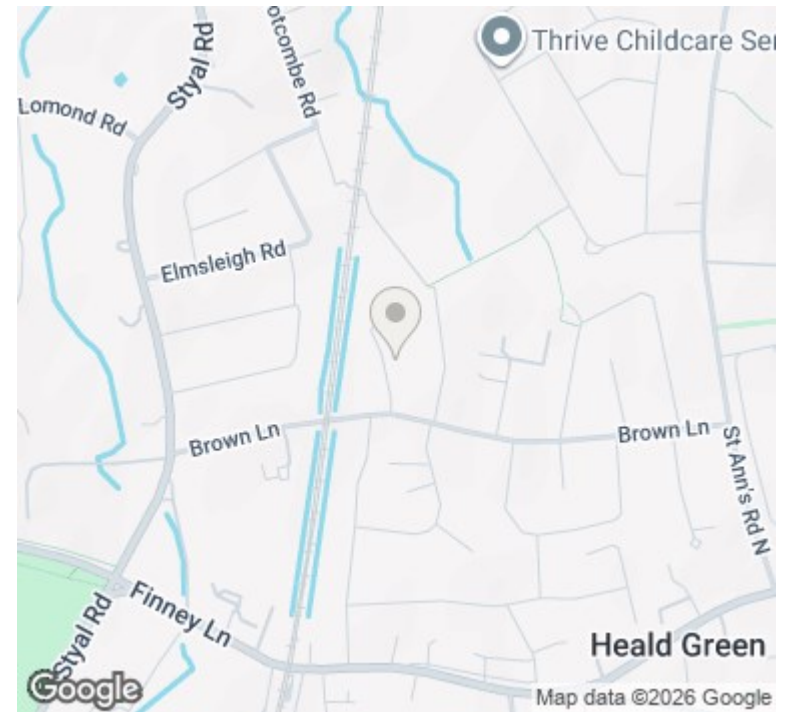
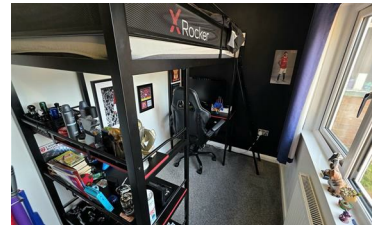
Approximate Gross Internal Area  
1279 sq ft - 119 sq m



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



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.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating		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) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

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**Lettings (1<sup>st</sup> Floor)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498