



6 Alder Close
Heald Green SK8 3TA
Asking Price £675,000

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6 Alder Close Heald Green SK8 3TA

Asking Price £675,000

A Prestigious, FREEHOLD, Four Bedroom, Three Bathroom, Family Detached, built by Antler Homes in 2003. NO ONWARD CHAIN.

Situated on a select development of ten properties, this lovely family home offers: Entrance Hall, Lounge, Dining Room, Fitted Kitchen/Breakfast Room, Utility Room, Downstairs WC, Landing, Four Bedrooms, Three Bathrooms (2 En-suite). Outside: Double Integral Garage, Gardens to front and rear, the rear being enclosed and private.

The property lies close to local shops, transport and within a mile of the village. Also, close by are the large stores on the A34 Bypass. Within a couple of miles are both the M56/M60 Motorways and Manchester Airport. Heald Green lies some nine miles south of Manchester City Centre in a much sought after commuter belt.

NO ONWARD CHAIN, VIEWING ESSENTIAL.

- Four Bedrooms
- Three Bathrooms
- Fitted Kitchen/Breakfast Area
- Large Lounge
- Private Rear Garden
- Freehold
- Gas Central Heating
- PVCU Double Glazing

Entrance Hall
Cloakroom under stairs.

Downstairs WC
Part tiled walls, white suite.

Lounge
17'3" x 12'8" max
Attractive Fire Surround & Feature Gas Fire, Patio Doors to garden.

Dining Room
11'9" into bay x 10'3"
Glazed Double Doors to Hallway

Kitchen/Breakfast Area
18'7" x 11'2" max
Fitted Units, Part Tiled Walls, Integrated Appliances to include Dishwasher, Fridge/Freezer
Oven and Grill. Gas Hob, Extractor Hood.

Utility Room
6'3" x 5'4"
Washing machine, part tiled walls, space for tumble dryer.

Landing
Airing cupboard

Bedroom One
15'11" max x 11'11"
Wardrobes
En-Suite Shower Room/WC

Bedroom Two
13'9" x 10'
En-suite Shower Room/WC

Bedroom Three
16'1" max x 8'7"
Wardrobes

Bedroom Four
11'1" x max x 10'5"

Family Bathroom/WC
Part tiled walls, panelled bath, shower cubicle, wash basin, low level WC.

Outside
Integral Garage (Double)
Wall Mounted Gas Boiler
Gardens Front and Rear. Driveway, Fencing, Patio, Lawns, Flower Beds
Shrubs

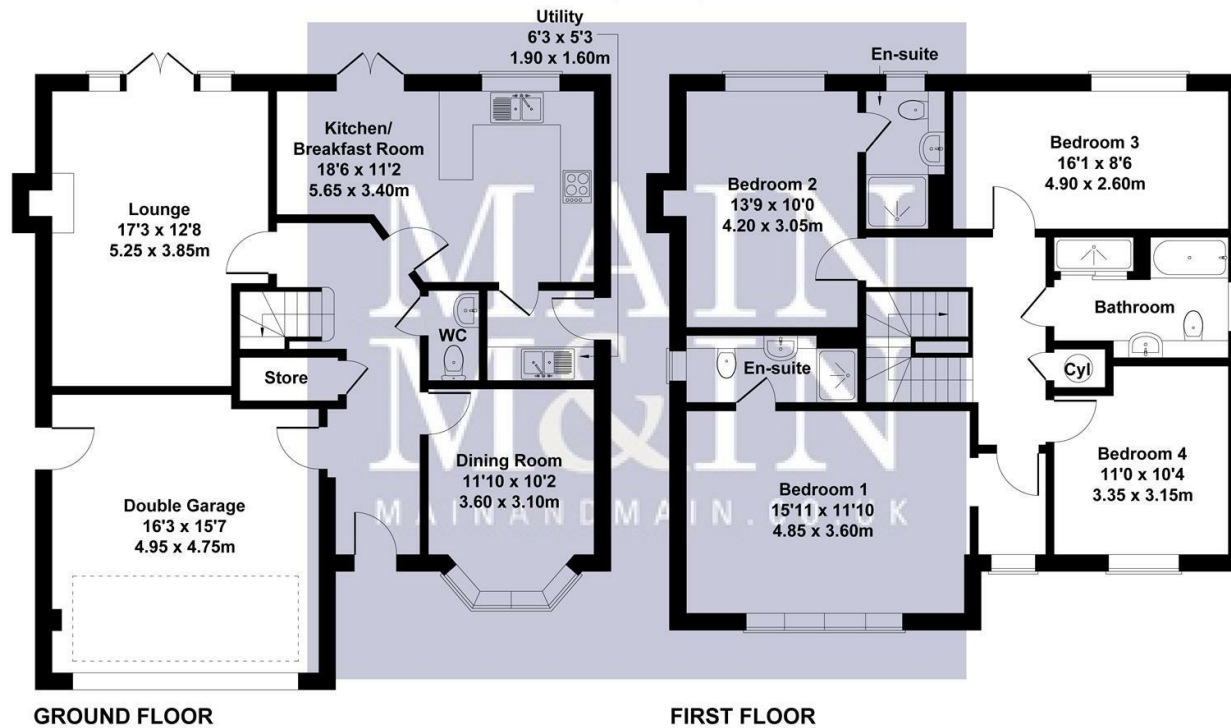


Tenure: Freehold
Council Tax: SMBC F



Alder Close

Approximate Gross Internal Area
1894 sq ft - 176 sq m



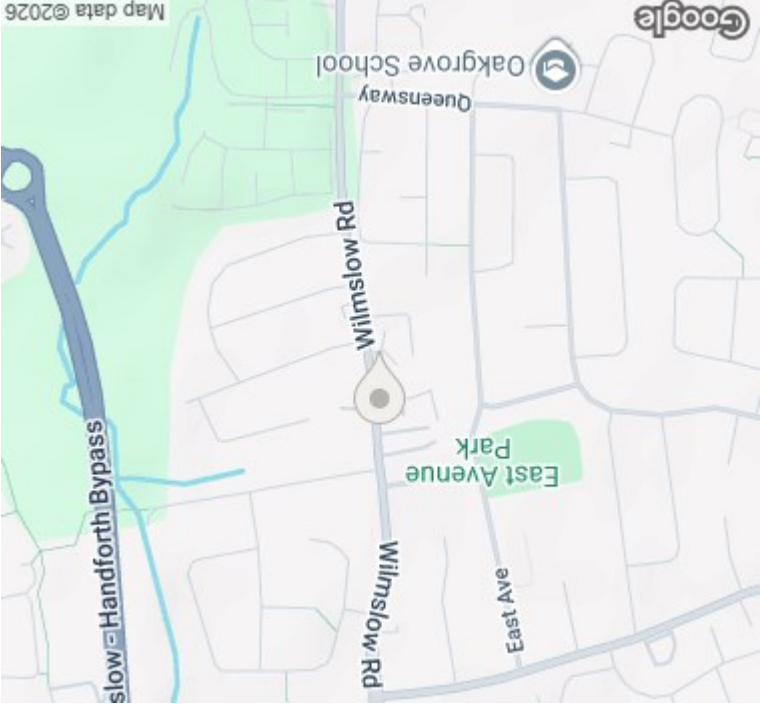
GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 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 CO2 emissions
Current	Current
Potential	Potential

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Company Registration No. 5615498