BEST
ESTATE AGENT GUIDE
AWARDS 2025
TOP 500
SALES
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53 Gleneagles Road
Heald Green SK8 3EN
Offers Over £595,000
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A beautifully extended detached family home, centred around a stunning full-width open-plan kitchen, dining and living space - perfectly designed for modern family life and entertaining.

The heart of the home is the impressive open-plan dining kitchen, featuring a central island and generous proportions, flowing seamlessly into a sitting area with views over the rear garden. This light-filled space creates an ideal setting for both everyday living and social gatherings.

A separate, well-proportioned living room provides a more private retreat, with contemporary glazed doors connecting the spaces when desired. A welcoming entrance hallway and ground floor WC complete the downstairs accommodation.

Upstairs, the property offers four well-sized bedrooms, including a particularly spacious principal bedroom formed from two original rooms. The layout was previously configured as five bedrooms and could be easily reinstated, offering excellent flexibility for growing families or home working. A modern family bathroom features a bath, large walk-in shower and twin sinks.

Externally, the property benefits from a wide block-paved driveway providing ample off-road parking, leading to an integral garage with utility area and potential for conversion (subject to the necessary consents). To the rear, the enclosed garden is designed for low maintenance and enjoyment, with a raised decked seating area, artificial lawn and storage shed.

Situated in a sought-after location with excellent access to local amenities, schools and transport links, this is a superb opportunity to acquire a versatile and spacious family home ready to move straight into.

Tenure: Freehold
Council Tax: Stockport F

- Beautifully Extended Detached Family Home
- Superb Specification
- Impressive Open-Plan Kitchen, Dining & Living Space
- Two Separate Reception Rooms
- Downstairs WC
- Four Bedrooms with Flexible Layout (Originally Five)
- Stylish Modern Family Bathroom
- Wide Driveway & Integral Garage with Utility Area
- Landscaped Rear Garden with Decked Seating
- Sought-After Residential Location

Entrance Hallway
5'9 max x 21'0 max

Downstairs WC

Living Room
11'4 x 19'4

Open-plan Dining Kitchen
26'5 x 14'7 red to 11'11

Sitting Room
11'6 x 11'0

First Floor Landing

Bedroom One
17'6 x 13'1 max
Originally two rooms, could be changed back if desired.

Bedroom Two
7'11 x 14'6

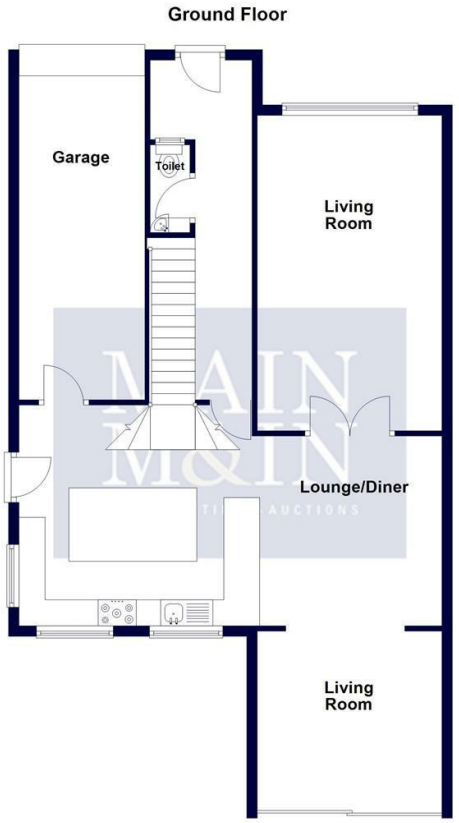
Bedroom Three
10'3 x 10'8

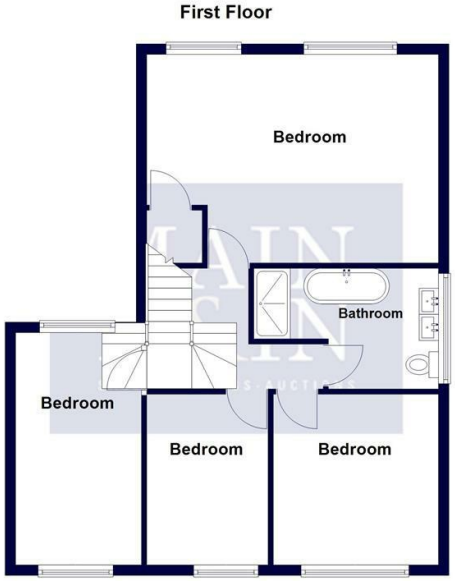
Bedroom Four/Study
7'0 x 10'8

Family Bathroom
7'9 max x 11'4 red to 6'10

Integral Garage
8'6 x 18'6
With utility area.

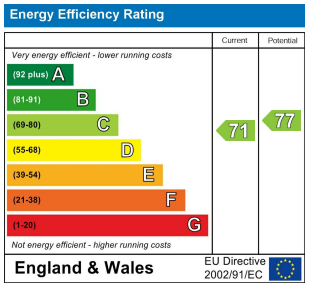
Externally
Garden area to the front with block-paved driveway providing off road parking space.
Gated access to the side.
Enclosed garden to the rear with raised seating deck, artificial lawn and storage shed.

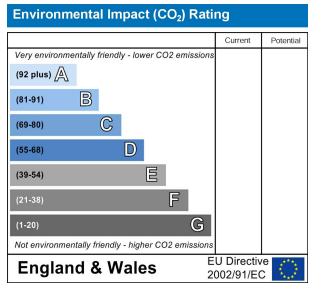




To view this property call Main & Main on 0161 437 1338

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.





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