


# 4 Falls Grove
## Heald Green SK8 3TH
## Or Nearest Offer £480,000

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A Freehold, Detached Bungalow, having flexible living space (three/four bedrooms) and Landscaped Mature Gardens.

"Do not let this one pass you by!", for this 1928 built Bungalow offers spacious living throughout. It would benefit from cosmetic updating which would enhance its value without breaking the bank. On offer: Entrance Porch, Hallway, L Shaped Lounge/Dining Room, Three Bedrooms with the fourth at present a study. Fitted Neville Johnson Kitchen/Breakfast Area, Utility Room, Separate WC and Attached Garage. The loft has a window to the apex at the front. Outside to the front are established gardens and parking for two vehicles. To the rear are fully enclosed private established gardens, two patios and storage shed. The property was re-roofed some thirty years ago.

Both Heald Green and Gatley Villages are close by, both having train stations, local transport along Styal Road. Both the M56/M60 Motorways are within a few miles.

This Bungalow is very sensibly priced and is available with NO ONWARD CHAIN.

- Gas Central Heating
- Double Glazing
- Three/Four Bedrooms
- Private Gardens
- Huge Potential
- Neville Johnson Kitchen
- Freehold
- No Onward Chain

Tenure: Freehold
Council Tax: SMBC F

Entrance Porch

Hallway
20'7" x 7'9" to 3'8"

Kitchen/Breakfast Area
13'9" x 13'8" to 11'9"
Part Tiled Walls, Fitted Units, Integrated Ceramic Hob, Extractor Hood, Integrated Dishwasher/Electric Oven/Grill
Work Top Lights, Breakfast Table, Inset Lights, Stable Door

L Shaped Lounge/Dining Area
19'6" x 18'2" plus square bay narrowing to 7'9"
Feature, raised, Inset Coal Effect Gas Fire
PVCU Double Glazed Patio Doors, Glazed Double Doors to:

Bedroom One
13'2" x 12'6"
Fitted Wardrobes and drawers

Bedroom Two/Sitting Room
13'5" plus bay x 13'3"

Bedroom Three/Study
13'5" x 8'3"

Bedroom Four
11'9" x 9'9"
Fitted Wardrobes, Dressing Table/Drawers

Utility Room
9'6" x 9'5"
Stainless Steel Sink Unit, Plumbing for Washing Machine
Door to Garage

Separate WC
4'4" x 3'3"
Low Level WC, Wash Basin, Tiled Splashback

Bathroom/WC
9'9" x 5'9"
Part Tiled Walls, Panelled Bath, Wash Basin, Set in Tiled Worktop, Cupboard Below
Low level WC

Outside
Attached Brick Garage 23'8" x 9'2"
Wall Cupboards, Wall Mounted Gas Boiler

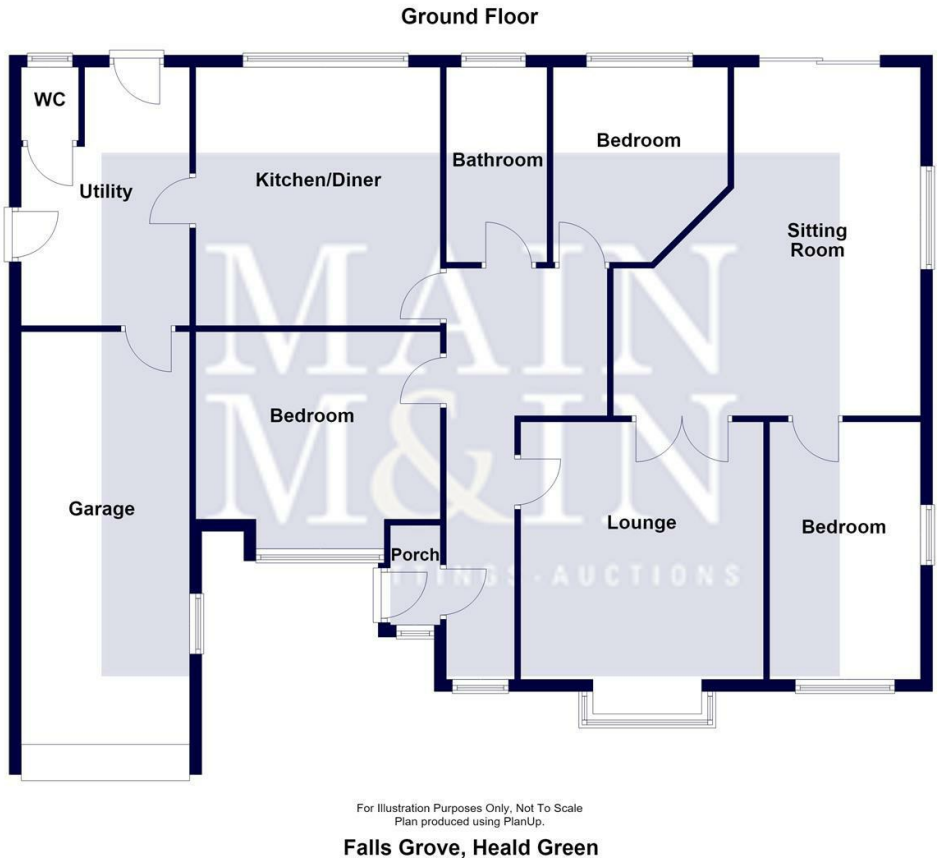
Gardens front and rear, please refer to photos.












Falls Grove, Heald Green





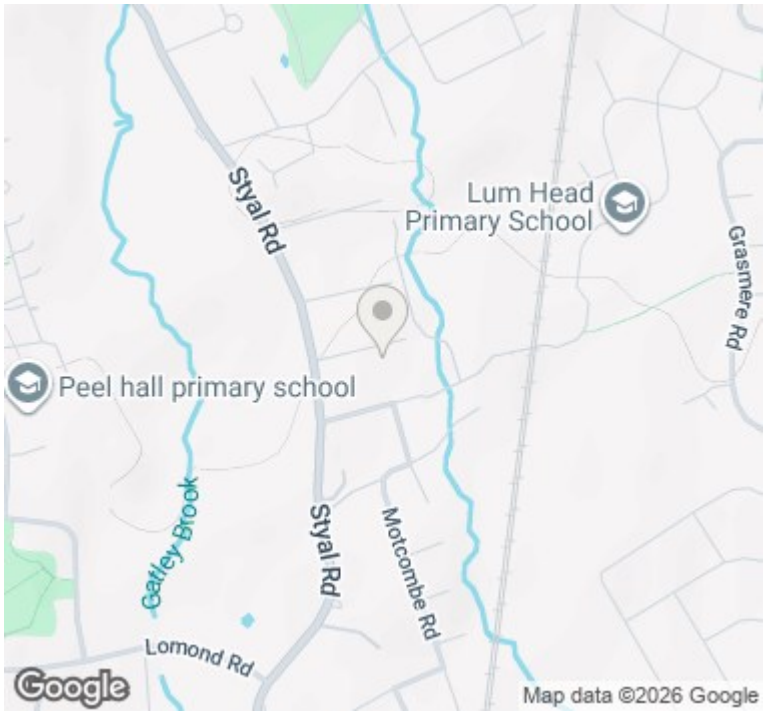
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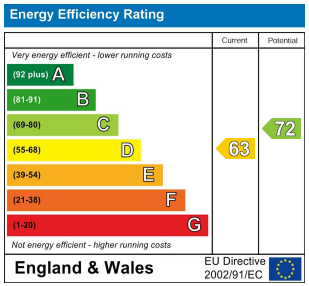


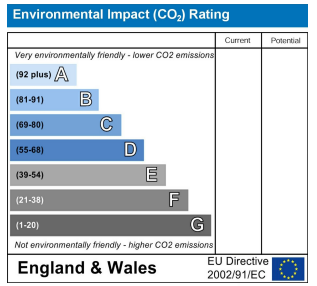







Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to 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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