



8 Green Gables Close
Heald Green SK8 3QT
£340,000



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£340,000

Presented to a particularly high standard throughout, this comprehensively refurbished home provides spacious and versatile accommodation which is certain to impress.

These three-storey homes offer a surprising amount of living space, providing accommodation which will suit the needs of family purchasers in particular. The large integral garage provides useful additional storage space, but as evidenced by neighbouring homes, this can suit conversion into additional living space, subject to meeting the necessary regulations.

A wide entrance hallway leads through to a large room which spans the entire width of the property, with patio doors giving access to the enclosed rear garden. This room can suit a variety of different uses, including bedroom or office use, or as an additional sitting room.

To the first floor, a large, bright living room is located to the front of the house, enjoying a pleasant view over the cul-de-sac through the large windows which allow for plenty of natural light. The room opens to a dining room which opens to a stylish fitted kitchen with contemporary fitted units and a selection of integrated appliances.

Stairs rise from the living room with a feature glass balustrade, up to a landing on the second floor, with built-in storage. There are two good double rooms, a single bedroom and a modern fitted shower room/WC.

The house stands behind a garden area with a driveway providing off road parking space and leading to the garage. To the rear is a pleasant enclosed garden which is paved for ease of maintenance, with decorative border planting.

Green Gables Close is well-placed for easy access to the amenities of Heald Green Village, with excellent transport links and popular schools also nearby. An early viewing is advised in order to fully appreciate this attractive home.

- Gas Central Heating
- PVCU Double Glazing
- Superb Presentation
- Versatile Accommodation
- Downstairs WC
- Three/Four Bedrooms
- Stylish Modern Kitchen & Bathroom
- Open-plan Living Space
- Large Integral Garage & Driveway
- Cul-de-sac Location

Entrance Hallway
21'8 max x 5'9 max

Downstairs WC

Bedroom Four/Sitting Room/Office
7'7 x 15'5

First Floor Landing

Living Room
15'9 x 15'4
Open to:

Dining Room
9'7 x 8'1
Open to:

Kitchen
9'7 x 7'3

Second Floor Landing

Bedroom One
12'8 x 10'1

Bedroom Two
12'8 x 8'6

Bedroom Three
9'6 max x 6'6 max

Shower Room
9'9 red to 7'6 x 4'11 max

Integral Garage
17'5 x 9'3

Externally
Driveway and garden area to the front.
Enclosed garden to the rear, paved for ease of maintenance.
Decorative borders.

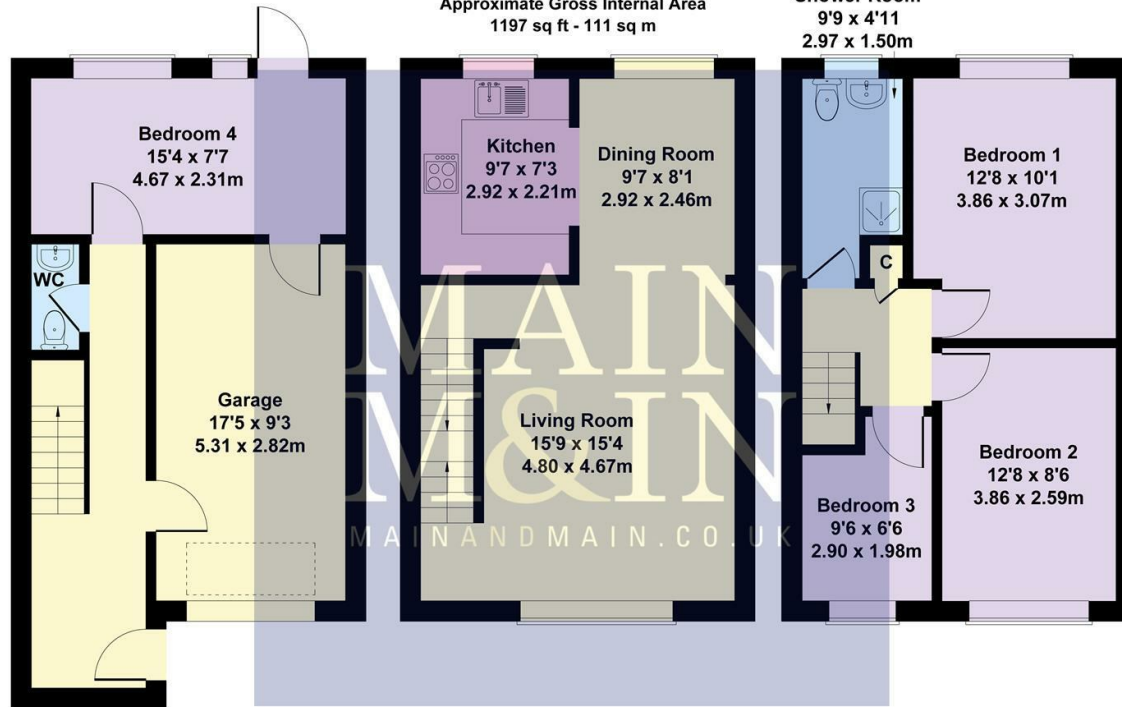
Tenure: Freehold
Council Tax: Stockport C



Green Gables Close

Approximate Gross Internal Area
1197 sq ft - 111 sq m

Shower Room
9'9 x 4'11
2.97 x 1.50m



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



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Energy Efficiency Rating		England & Wales	
Very energy efficient - lower running costs	A	(92 plus)	
	B	(81-91)	
	C	(69-80)	
	D	(55-68)	
	E	(39-54)	
	F	(21-38)	
	G	(1-20)	
Not energy efficient - higher running costs			
Current	67		
Potential	85		

Environmental impact (CO ₂) Rating	
Current	Potential

England & Wales

2002/03

EU Directive

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

CO₂ emissions (million tonnes)

Rating	Current Emissions (million tonnes)	Potential Emissions (million tonnes)
A	~82	~82
B	~81-91	~81-91
C	~69-80	~69-80
D	~55-68	~55-68
E	~39-54	~39-54
F	~21-38	~21-38
G	~1-20	~1-20

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

Tenure - To be confirmed with a solicitor at point of sale.

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.

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 to the asking price stated

