

47 Sudbury Drive

Heald Green

Asking Price £400,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY







47 Sudbury Drive

Heald Green

A spacious three bedroom semi in Heald Green on a large corner plot with mature garden, conservatory, downstairs wet room, & scope to extend (STPP). Ideal for families seeking versatile living space.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Well proportioned three bedroom semi detached family home
- Situated in the popular area of Heald Green
- Generous corner plot with excellent potential for future extension (STPP)
- Spacious, mature rear garden, ideal for families & outdoor entertaining
- Bright living room with feature fireplace and separate dining area
- Large conservatory with tiled flooring and air conditioning
- Stylish fitted kitchen with integrated appliances.
- Matching utility room and sleek ground floor wet room
- Three well proportioned bedrooms and a three piece family bathroom
- Driveway providing off road parking

47 Sudbury Drive

Heald Green

Situated in the popular residential area of Heald Green, this well proportioned family home offers versatile accommodation, generous outdoor space and exciting potential for those looking to create their ideal long term family home.

The welcoming entrance hallway features useful under stairs storage and leads through to a bright living room with a feature fireplace, alongside a separate dining area providing an ideal space for family meals and entertaining. To the rear, a large conservatory with tiled flooring and a useful air conditioning unit offers additional living space with views across the garden.

The stylish fitted kitchen is well equipped with a range of integrated appliances, including a Neff double oven & fridge freezer, complemented by a deep fill Belfast sink. A matching utility room and sleek ground floor wet room add further practicality to the layout, particularly for busy family life.

To the first floor are three well proportioned bedrooms and a three piece family bathroom. Further benefits include a boarded loft with a drop down ladder for convenient access, a useful garage or store and a driveway to the front providing off road parking.

Externally, the property occupies a generous corner plot, with the standout feature being the spacious, mature rear garden. Offering plenty of room for children to play, outdoor entertaining.

- Well proportioned three bedroom semi detached family home
- Situated in the popular area of Heald Green









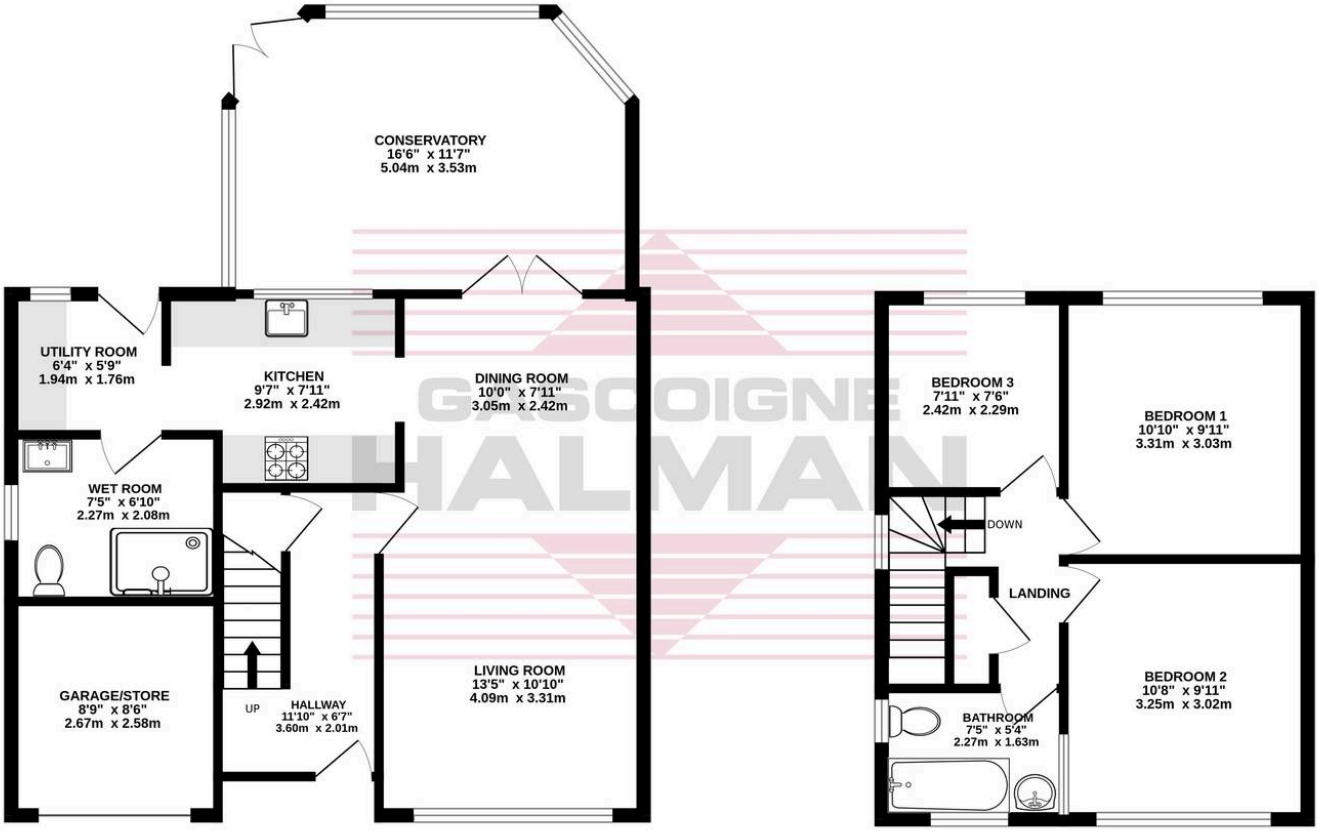






GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.

1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1106 sq.ft. (102.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Gascoigne Halman Cheadle

Gascoigne Halman, 91 High Street - SK8 1AA

0161 428 1118 • cheadle@gascoignehalman.co.uk • www.gascoignehalman.co.uk/