



jordanfishwick

8 GREEN GABLES CLOSE HEALD GREEN SK8 3QT
Guide Price £340,000

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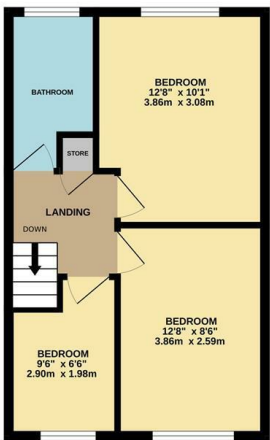
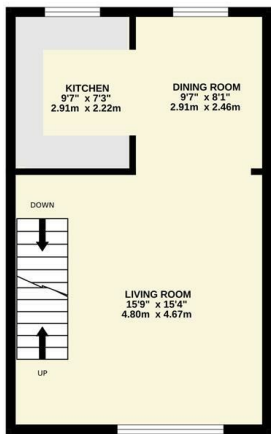
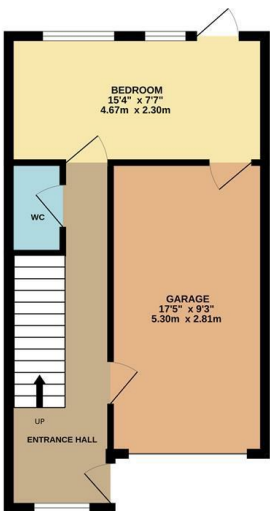
This beautifully updated three storey property offers generous and adaptable living space, making it well suited to modern family life. The layout is thoughtfully arranged, with the ground floor featuring a spacious room that stretches across the rear of the house. With direct access to the garden through patio doors, this area can easily function as a bedroom, workspace, or additional lounge depending on requirements. The integral garage provides valuable storage and also offers potential for conversion, subject to the appropriate permissions. Upstairs, the first floor is dedicated to everyday living. A bright and airy lounge benefiting from large windows that draw in plenty of natural light. This space leads through to a dining area and on to a sleek, well-appointed kitchen fitted with modern units and integrated appliances. The top floor accommodates three bedrooms - two comfortable doubles and a single - alongside a contemporary shower room. Built-in storage on the landing adds further practicality. Outside, the property includes a driveway to the front, providing off-road parking and access to the garage. The rear garden is enclosed and designed with low upkeep in mind, featuring paving and planted borders for added character. Situated on Green Gables Close, the home enjoys a convenient location within easy reach of Heald Green Village, with great transport connections and reputable schools close by. Must View!



GROUND FLOOR

1ST FLOOR

2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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- Three/Four Bedrooms
- Open-Plan Living Space
- Immaculate Condition
- Close Proximity To Amenities
- Garage
- Off Road Parking
- Must View
- Downstairs WC
- Shower Room

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	