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154 Outwood Road Heald Green SK8 3LB Auction Guide £285,000

A Three/Four Bedroom Extended Semi Detached, FOR SALE BY AUCTION at an early date to be announced unless previously sold.

WHAT A PROPOSITION! This Semi which requires updating has been extended to the Ground Floor to form either an office of fourth bedroom. In addition, there is a loft space complete with a velux window which has flooring and lined ceiling and walls. Outside are gardens to the front and rear with off road parking.

The property lies close to local shops, schools and transport. The village is roughly half a mile away. Once brought up to modern day standards it will provide a lovely home at a very sensible all round price. The asking price has been set to reflect the works required.

NO ONWARD CHAIN.

- · Three/Four Bedrooms
- · Extended Ground Floor
- · Downstairs WC
- Gas Central Heating
- · PVCU Double Glazing
- · Private Rear Garden
- · Viewing Essential
- Excellent Proposition

Tenure: Leasehold Council Tax: SMBC C Entrance Hall Cupboard Under Stairs

Lounge 21'8" x 11'10" Opening into:

Dining Room 8'6" x 8'6" Patio Window to Rear Garden

Kitchen Fitted Units, Part Tiled Walls Inner Hall to:

Downstairs WC Low Level WC, Wash Basin

Study/Bedroom Four 12'6" x 8'6"

Landing

Bedroom One 11'10" x 10'6"

Bedroom Two 10'6" x 9'10"

Bedroom Three 8'6" x 7'10"

Loft

Folding Ladder, Velux Window, Flooring

Outside

Gardens to the front and rear, driveway, fencing patio, artificial turf

Lease Details

999 Year lease from 2nd May 1961. Ground rent £10 pa (No longer collected)



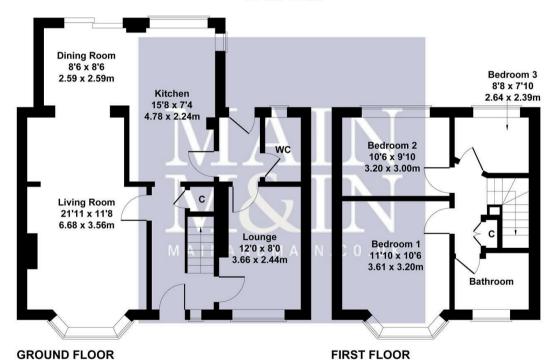






Outwood Road

Approximate Gross Internal Area 1011 sq ft - 94 sq m



Not to Scale. Produced by The Plan Portal 2024 For Illustrative Purposes Only.

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













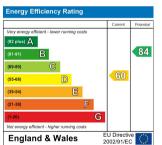
Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to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

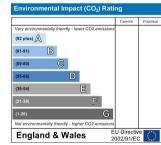
NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

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

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