



25 Heartwood Road
Newall Green M23 2ZU
50% Shared Ownership £140,000



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Newall Green 50% Shared Ownership £140,000

This stylish modern semi-detached house is beautifully-presented throughout and is offered for sale with the benefit of having no onward chain involved.

The accommodation comprises: Entrance hallway with storage and a downstairs WC. There is a living room with door to the rear garden. To the front is a spacious dining kitchen which is fitted with modern units.

To the first floor is a landing which leads to two well-proportioned double bedrooms and a bathroom which is fitted with a contemporary white suite, with shower above the bath.

The house stands behind a gated driveway which provides off road parking space, with a garden alongside. To the rear is an enclosed garden with paved seating area and steps which lead down to a lawn. There is also a storage shed and an outside tap. A gate provides access to the driveway.

These homes appeal to a wide range of purchasers and are always popular. This home boasts excellent energy efficiency, with owned solar panels: The current owner is using a utility provider with a feed-in tariff, meaning that unused the energy generated by the solar panels can be sold back to the grid, reducing your bills.

The property benefits from the residue of the NHBC warranty. An internal inspection is essential in order to fully appreciate all that this most appealing property has to offer. It forms part of an attractive modern development which is well-placed for access to amenities, transport networks and schools.

NB: This property is 50% Shared Ownership: A monthly payment of £238.87 incorporates the rental element, service charge and ground rent. It is possible to purchase the property outright (100% ownership) - Please contact us for further details.

Tenure: Leasehold
Council Tax: Manchester A

- Shared Ownership
- Two Double Bedrooms
- Modern Dining Kitchen
- Spacious Living Room
- Downstairs WC
- Contemporary Bathroom
- Driveway
- Gardens
- Popular Location
- No Onward Chain

Entrance Hallway

Living Room
14'5" x 10'6"

Dining Kitchen
15'2" x 7'9"

Downstairs WC

First Floor Landing

Bedroom One
14'5" x 10'5" red to 9'0"

Bedroom Two
14'5" max x 10'4" max

Bathroom
6'5" x 8'0"

Externally

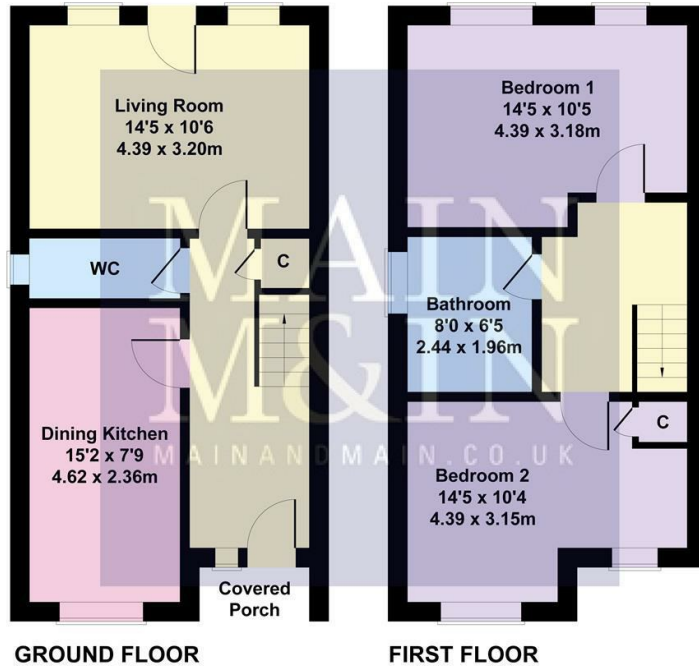
A gated driveway provides off road parking space, alongside a garden area.

To the rear is an enclosed garden with seating area, lawn and storage shed.





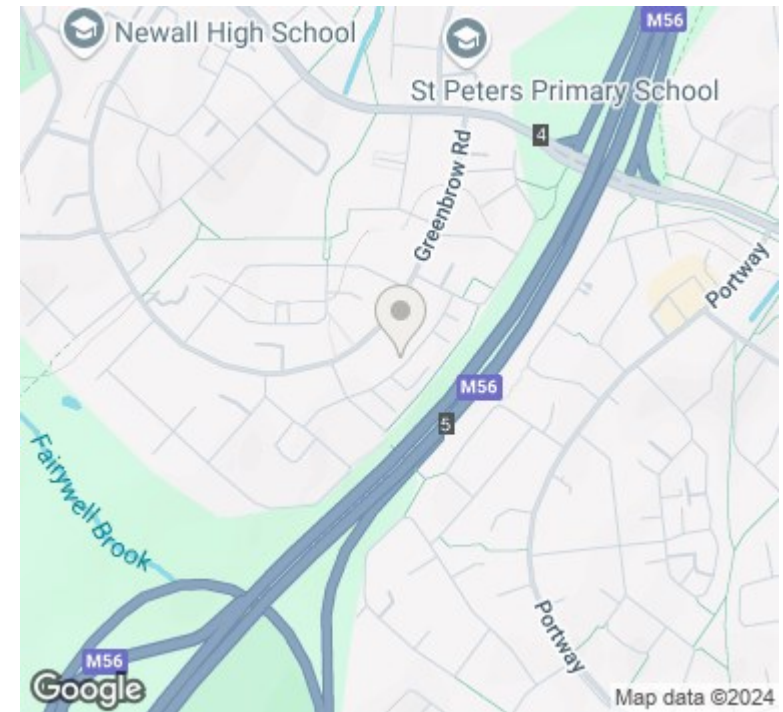
Heartwood Road
Approximate Gross Internal Area
821 sq ft - 76 sq m



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.

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

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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		87	89
		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	

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Company Registration No. 5615498