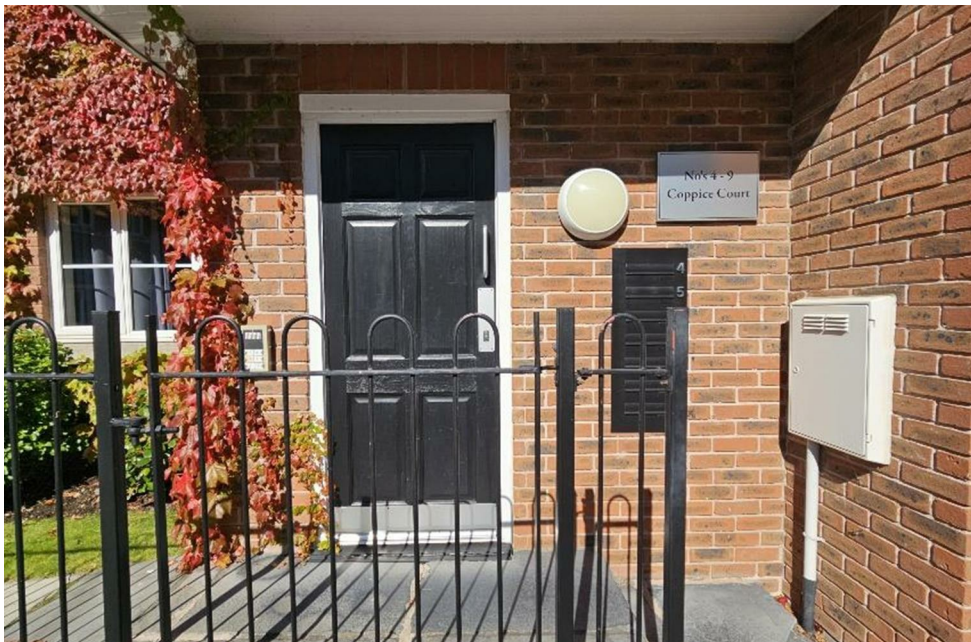




5 Coppice Court  
Heald Green SK8 3JY  
Offers Over £200,000







## 5 Coppice Court Heald Green SK8 3JY

Offers Over £200,000

Offered for sale with no onward chain involved, this ground floor apartment forms part of a small modern development which is located in a pleasant cul-de-sac. Lawned communal gardens with well-established mature trees provides a most attractive outlook.

Coppice Court is positioned within easy reach of Heald Green village, with excellent local amenities, and transport links, including Manchester Airport.

A communal entrance hallway leading to the private entrance to the apartment. Entrance hallway with two deep storage cupboards. A large living/dining room with feature fireplace and bay window overlooks the communal gardens. There is a fitted kitchen with integrated appliances.

Two well-proportioned double bedrooms both feature fitted wardrobes. The principal bedroom has a modern en-suite shower room. There is also a separate bathroom which is fitted with a white suite.

The property benefits from allocated off road parking for residents and visitors.

An internal inspection is recommended in order to avoid disappointment.

Tenure: Leasehold  
Council Tax: SMBC C

- Ground Floor Position
- Spacious Reception Room
- Two Double Bedrooms
- Two Bathrooms
- Modern Fitted Kitchen with integrated appliances
- Communal Gardens
- Allocated Parking
- Cul-de-sac Location
- Viewing Essential
- No Onward Chain

Communal Entrance Hallway  
Private Entrance to Apartment 5

Entrance Hallway  
15'4" x 7'3"  
Storage Cupboard  
Airing Cupboard

Living/Dining Room  
18'4" into bay x 11'2"

Kitchen  
11'2" x 8'3"

Bedroom One  
16'1" x 10'9"  
Ensuite Bathroom 7'2" x 4'10"

En-suite Shower Room/WC  
7'2" x 4'10"

Bedroom Two  
12'2" x 8'9"  
Fitted Wardrobes

Bathroom/WC  
7'5" x 5'6"

Externally  
Maintained communal gardens.  
Parking with allocated space and visitor spaces.

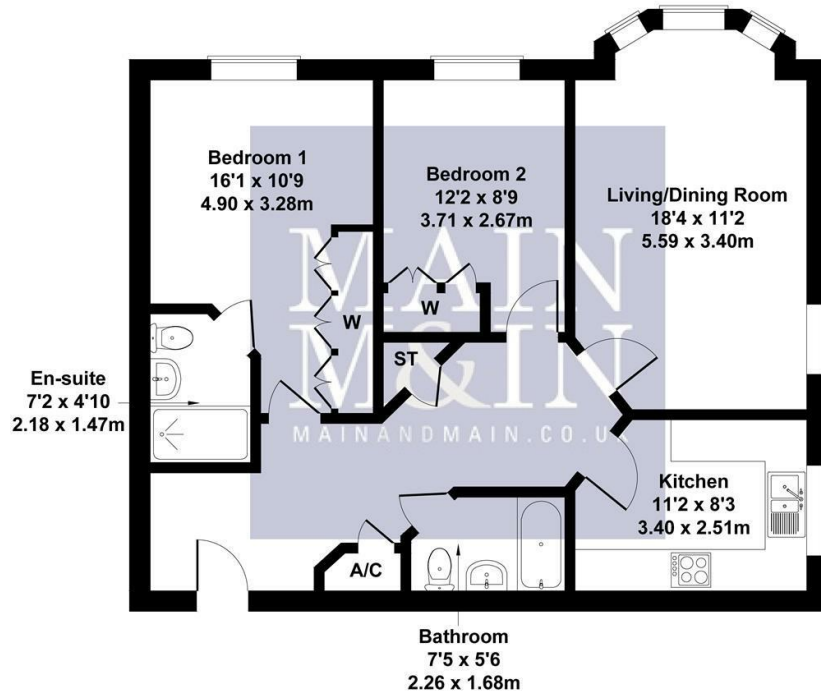






### Coppice Court

Approximate Gross Internal Area  
797 sq ft - 74 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



**Cheadle Hulme Office** 29 Station Road ♦ Cheadle Hulme ♦ Stockport ♦ SK8 5AF ♦ 0161 485 1919

**Lettings (1<sup>st</sup> Floor)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666

**Heald Green (Head Office)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

mainandmain.co.uk

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions (92 plus) A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
Not environmentally friendly - higher CO2 emissions	

England & Wales	
EU Directive 2002/91/EC	
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)
Not energy efficient - higher running costs	

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.

working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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

