



3 Garden Villas, Outwood Road
Heald Green SK8 3LA
Asking Price £210,000

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3 Garden Villas, Outwood Road

Heald Green SK8 3LA Asking Price £210,000

A Ground Floor, Two Bedroom Apartment set in communal gardens.

Situated on a small select development of five units in two blocks, this apartment was built by Matson Homes, a renowned local builder in his day. This apartment is situated in the rear block, well back from the road. The accommodation is as follows: Communal covered porch, Private entrance door into Number 3, Entrance Hall, Lounge, Fitted Kitchen, Two Bedrooms, Shower Room/WC. Outside, Communal parking and gardens.

The property is within 3/4 mile of the village and station. Local transport passes along Outwood Road. Also within a few miles are both the M56/M60 motorways, superstores on the A34 bypass and Manchester airport.

This is a lovely ground floor apartment well worth an internal inspection.

- Two Bedrooms
- PVCU Double Glazing
- Heating
- Fitted kitchen
- Private Communal Gardens
- Private Entrance Door to Number 3
- Car Parking

Tenure: Leasehold
Council Tax: SMBC C

Communal Porch

Entrance Hall
18'6" x 5'5" to 3'6"
Storage cupboard, Heater.

Lounge
14'5" x 11'4"
Feature Granite Fireplace with Log Effect Electric Fire, Wall Mounted Heater.

Fitted Kitchen
9'4" x 7'3"
Part Tiled Walls, Fitted Cupboards, Inset Electric Hob, Extractor Hood, Under Oven/Grill.
Plumbing for Washing Machine, Space for Fridge/Freezer, Spotlights.

Bedroom One
12' x 10'6"

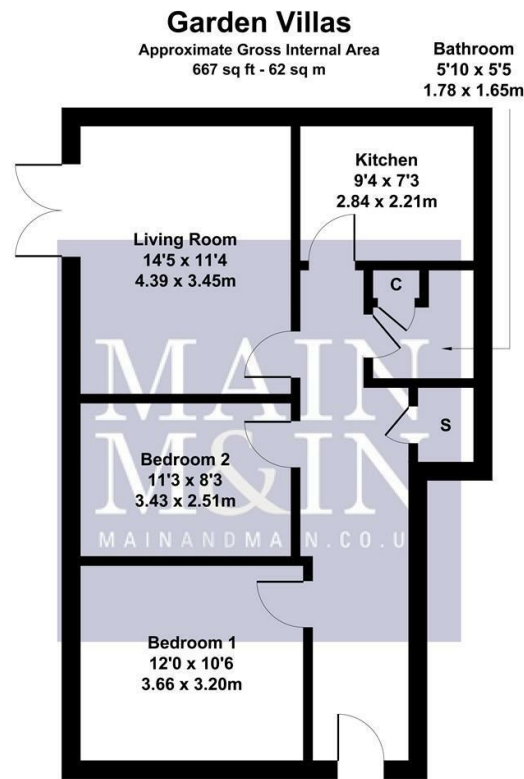
Bedroom Two
11'3" x 8'3"
Heater

Shower Room/WC
5'10" x 5'5"
Tiled Walls, White Suite, Low Level WC, Walk in Shower

Outside
Communal Gardens and Car Parking, Patio Area, Shed

Service Charges
Charged at £1720 per annum to include Buildings Insurance, Garden Maintenance
Managing agents fee





Not to Scale. Produced by The Plan Portal 2025
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To view this property call Main & Main on 0161 437 1338

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Environmental impact (CO ₂) Rating	
Current	Potential

England & Wales
EU Directive 2002/8/1.E.C.

Not environmentally friendly - higher CO₂ emissions

Very environmentally friendly - lower CO₂ emissions

Scenario	CO ₂ Emissions (Gt)
Current	120
Potential	32

32 (26%)

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.

