



23 Outwood Road
Heald Green SK8 3ND
£185,000

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23 Outwood Road Heald Green SK8 3ND

£185,000

This well-presented ground floor flat is located within easy reach of amenities, transport connections and local schools.

An entrance vestibule features a built-in cupboard which can house a tumble-drier. An entrance hallway features numerous built-in cupboards providing useful storage space. A spacious living/dining room has patio doors to the rear, opening on to a seating area. The property also has garden areas to the front and side.

The kitchen is fitted with attractive modern units, with integrated fridge, freezer, dishwasher and washing machine. A dual oven and electric hob provide cooking facilities.

There are two well-proportioned double bedrooms, the principal bedroom boasting fitted mirrored wardrobes.

A stylish contemporary shower room/WC features a large walk-in shower enclosure, with attractive tiling.

This property is likely to appeal to owner occupiers and investors alike: An early internal inspection is advised in order to avoid disappointment.

- Gas Central Heating
- PVCU Double Glazing
- Two Double Bedrooms
- Modern Fitted Kitchen
- Stylish Shower Room/WC
- Spacious Reception Room
- Popular Location
- Close to Amenities
- Good Transport Links
- Viewing Essential

Entrance Porch
4'4" x 3'6"
Plus utility cupboard

Hallway
With built-in storage.

Living/Dining Room
12'0" red to 10'5" x 16'2" max

Kitchen
6'9" x 11'8" red to 9'11"

Bedroom One
11'6" red to 9'9" to fitted robes x 11'6"

Bedroom Two
10'10" x 7'11"

Shower Room/WC
8'5" x 5'1"

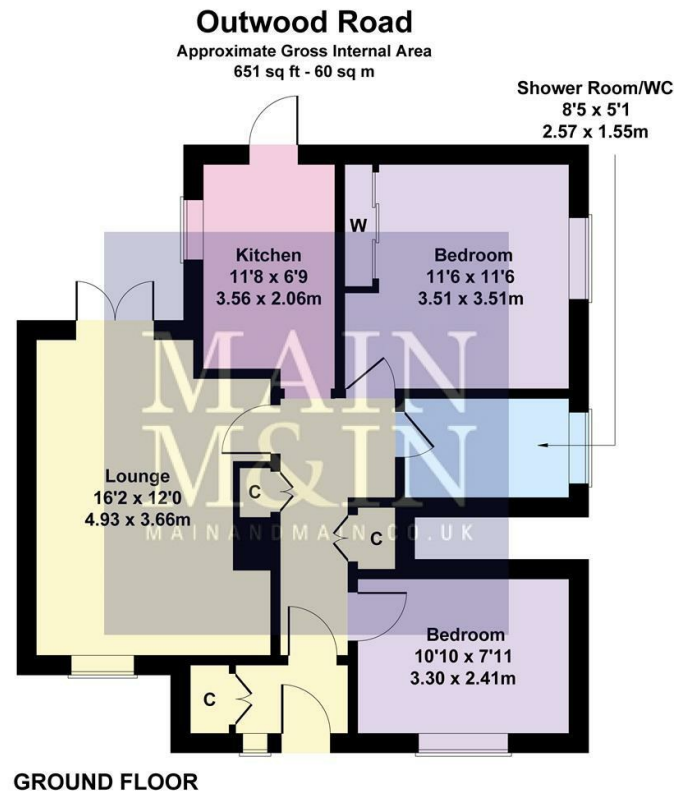
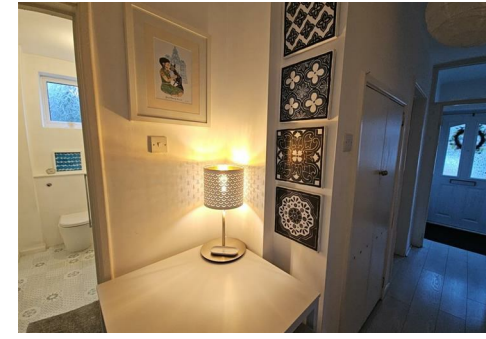
Externally
Gardens to three sides.
Rear vestibule with storage.

Leasehold Information
95 Years remaining of a 125 year lease which commenced on 04/09/1995.
Ground Rent of £10 PA Payable.

Service Charge
Annual Service Maintenance Charge of £324.49 payable for 2023-2024.

Tenure: Leasehold
Council Tax: SMBC A

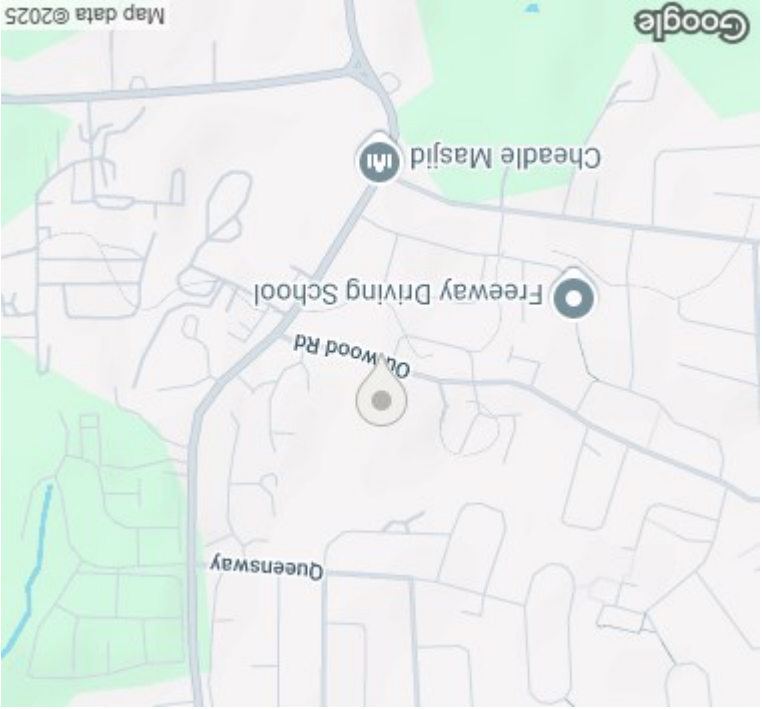




Not to Scale. Produced by The Plan Portal 2025
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To view this property call Main & Main on 0161 437 1338



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.

Energy Efficiency Rating	
	Current
	Potential
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	
Not environmentally friendly - higher CO2 emissions	
England & Wales	
EU Directive 2002/91/EC	
Current	
Potential	

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