



55 Heartwood Road
Newall Green M23 2ZU
£280,000

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£280,000

This modern semi-detached house forms part of an attractive development which is well-placed for access to amenities, transport networks and schools.

The accommodation comprises: Entrance hallway with storage, downstairs WC, a stylish living room with corner window and a spacious dining kitchen which is fitted with modern units, with door leading to the garden.

To the first floor is a landing with storage. There are 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 a lawn.

An internal inspection is essential in order to fully appreciate all that this most appealing property has to offer.

Tenure: Freehold
Council Tax: Manchester A

- Gas Central Heating
- PVCU Double Glazing
- Attractive Modern Semi-Detached House
- Spacious Lounge
- Downstairs WC
- Modern Fitted Dining Kitchen
- Two Double Bedrooms
- Family Bathroom
- Driveway
- Gardens

Entrance Hallway

Downstairs WC
5'10 x 3'2

Lounge
10'3 x 12'7

Dining Kitchen
16'7 max x 11'7 red 7'11

First Floor Landing

Bedroom One
16'7 max x 11'7 red 6'10

Bedroom Two
10'3 x 12'7

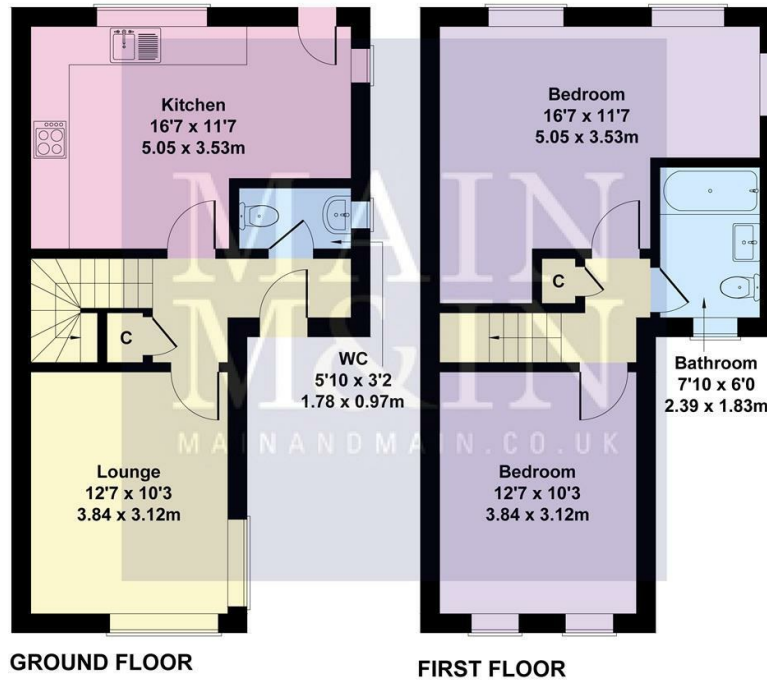
Bathroom
6'0 x 7'10

Externally
Garden area to the front.
Gated driveway providing off road parking space.
Enclosed rear garden with seating area and lawn.





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



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
England & Wales EU Directive 2020/21/EC Very energy efficient - higher running costs Very energy efficient - lower running costs Current: 88 Potential: 89	England & Wales EU Directive 2002/91/EC Very environmentally friendly - lower CO₂ emissions Very environmentally friendly - higher CO₂ emissions Current: Potential		

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.

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.

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 to the asking price stated

