



21 Outwood Drive
Heald Green SK8 3QG
Offers Over £435,000

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21 Outwood Drive Heald Green SK8 3QG

Offers Over £435,000

This attractive semi-detached home is full of character and style: It stands on an unusually large garden plot (circa 0.16 acre in total), with a superb 'secret' garden in addition to what you might normally expect of this type of home: This is certain to appeal to those with keen gardening tendencies/families/pets or a combination of the above.

The house stands behind a smart block-paved driveway which provides off road parking space which extends to the front and side of the house, with timber gates giving access to the rear.

An entrance porch leads to an entrance hallway. There is a dining room with bay window to the front. A separate living room to the rear has a feature fireplace and French doors which open on to the garden. A contemporary fitted kitchen completes the ground floor.

Upstairs, a landing leads to two well-proportioned double rooms, a generous third bedroom and a modern wet-room with shower and WC.

The rear garden features a seating area alongside a detached garage. There are decorative borders and well-established trees and shrubs, with a lawned garden leading on down to a section which widens into a superb further private garden space. The large garden means that the house would easily suit extension if desired (STP).

Outwood Drive forms part of a highly sought-after residential area with excellent access to amenities, schools and transport networks, with Heald Green rail station close by, providing direct trains into Manchester.

This is a most appealing home which simply must be seen in order to be fully appreciated.

Tenure: Freehold
Council Tax: Stockport D

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Modern Kitchen
- Two Large Reception Rooms
- Shower Room/WC
- Large Garden Plot
- Driveway & Garage
- Viewing Essential

Entrance Porch

Entrance Hallway

Living Room
11'11 x 14'3

Dining Room
14'9 into bay x 12'2

Kitchen

12'3 x 8'4
Plus storage.

First Floor Landing

Bedroom One
12'10" x 12'0"

Bedroom Two
12'3 x 12'2 red to 10'1 to wardrobes

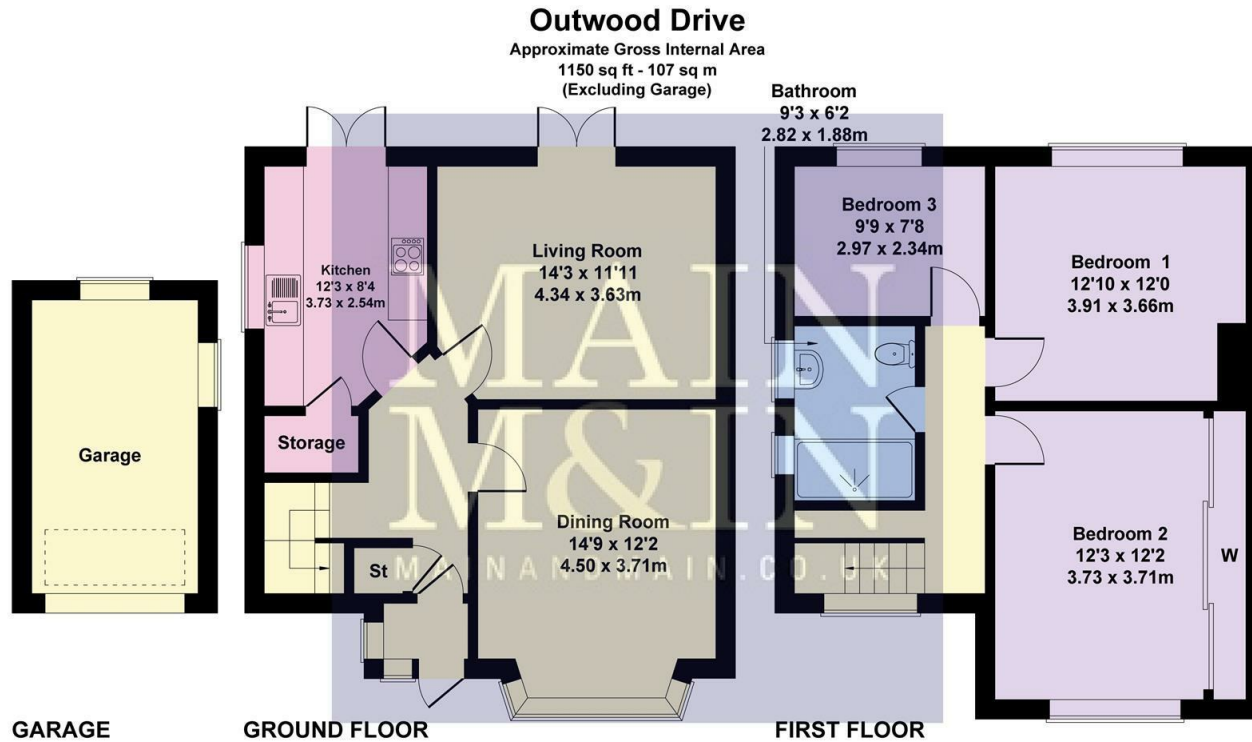
Bedroom Three
7'8 x 9'9

Shower Room/WC
9'3 x 6'2

Externally

Block paved driveway to front and side.
Gates leading on to Detached Garage.
Large garden to the rear with seating area, lawn and decorative borders.

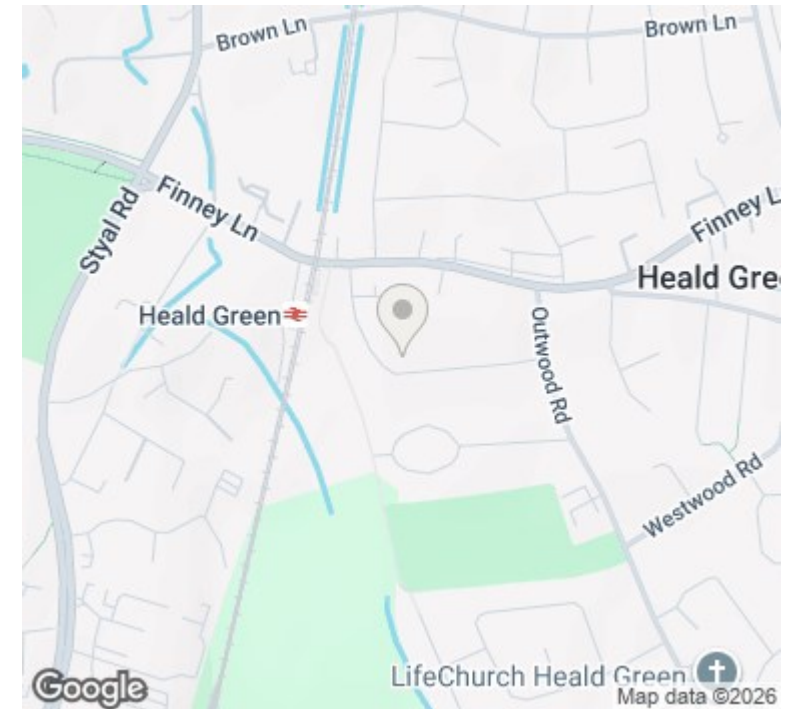




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Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is 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.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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