



7 Heartwood Road
Newall Green M23 2ZU
£290,000

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7 Heartwood Road Newall Green M23 2ZU

£290,000

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

The accommodation comprises: Entrance hallway with storage, downstairs WC, a stylish lounge with corner window and a spacious dining kitchen which is fitted with modern units.

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.

The house stands behind a gated driveway which provides off road parking space for two vehicles, with a garden alongside. To the rear is an enclosed garden with paved seating area and a lawn.

These homes appeal to a wide range of purchasers and are always popular: This property has a high 'Grade B' energy efficiency rating, with solar panels and modern glazed units combining to give very economical running costs.

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
- Spacious Lounge
- Downstairs WC
- Modern Fitted Dining Kitchen
- Two Double Bedrooms
- Contemporary Bathroom
- Gated Driveway
- Gardens

Entrance Hallway

Downstairs WC
5'10 x 3'2

Lounge
10'3 x 12'7

Dining Kitchen
11'7 max x 16'7 max

First Floor Landing
With built-in storage.

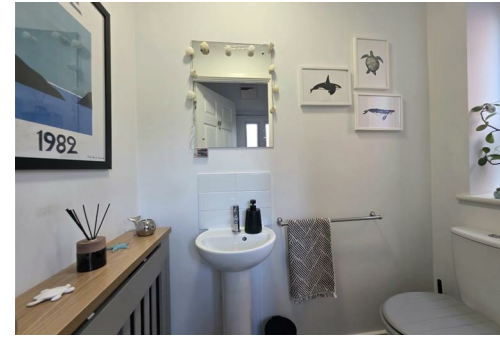
Bedroom One
11'7 red to 6'11 x 16'7 red to 10'3

Bedroom Two
12'7 x 10'3

Bathroom
7'10 x 6'0

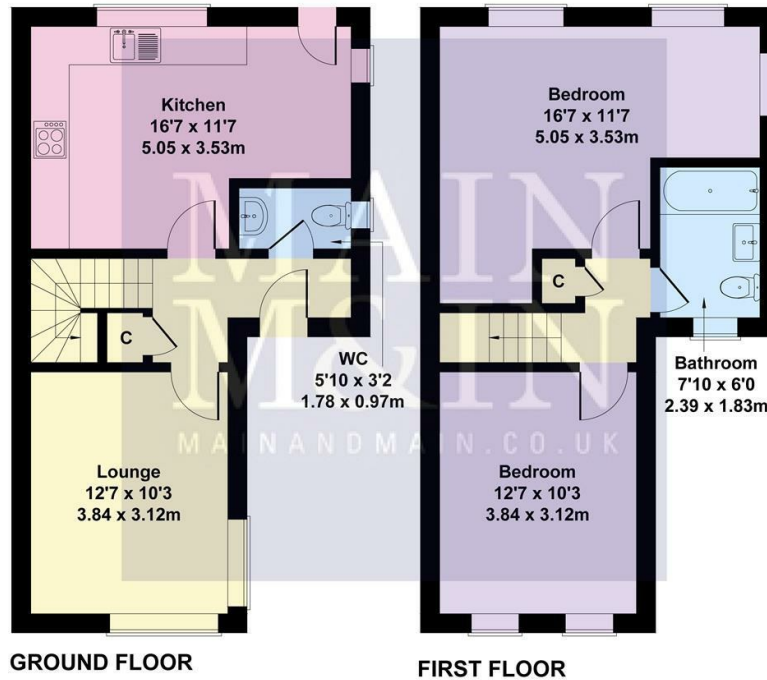
Externally
Garden with gated driveway for two vehicles.
Timber gate to enclosed rear garden.
Paved seating area with lawn and timber shed.



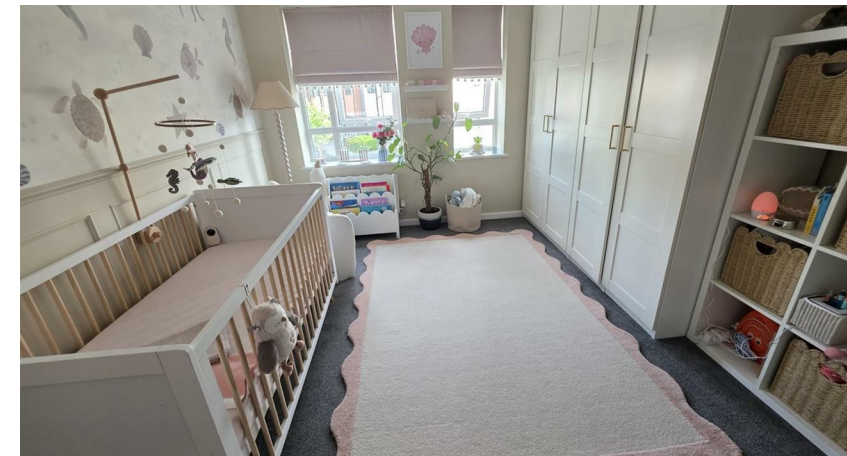


Heartwood Road

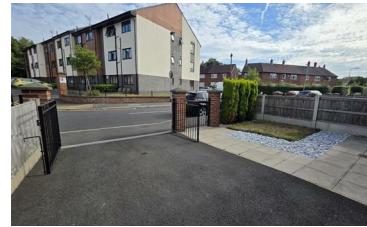
Approximate Gross Internal Area
822 sq ft - 76 sq m



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



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



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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(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		EU Directive 2002/91/EC	England & Wales

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