

## Flat 9, Griffin Farm Griffin Farm Drive, Heald Green

£220,000 Leasehold

BEAUTIFULLY PRESENTED THROUGHOUT • ONE DOUBLE BEDROOM • EN-SUITE BATHROOM AND GROUND FLOOR WC • GATED PARKING • COMMUNAL GARDENS • CHARMING COTTAGE-STYLE HOME • GATED DEVELOPMENT





A beautifully appointed one bedroom duplex apartment laid out as a maisonette home. Sitting in a secure and gated development of a select few homes this is an immaculate property, offering stylish accommodation with a quaint cottage feel. Offered for sale with no onward chain.

Council Tax band: C

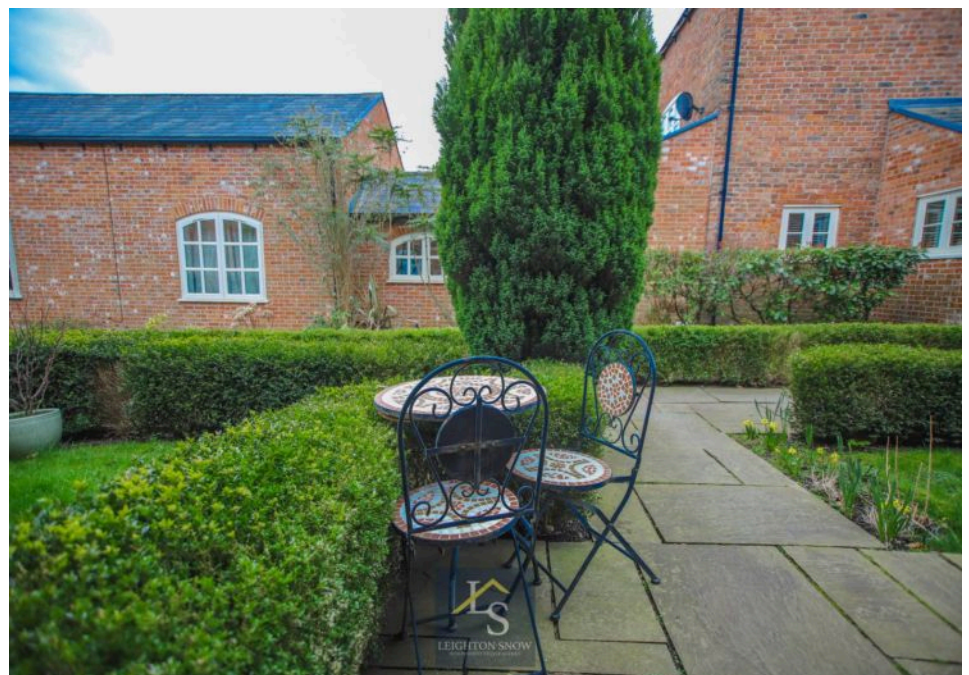
Tenure: Leasehold

EPC Energy Efficiency Rating: C

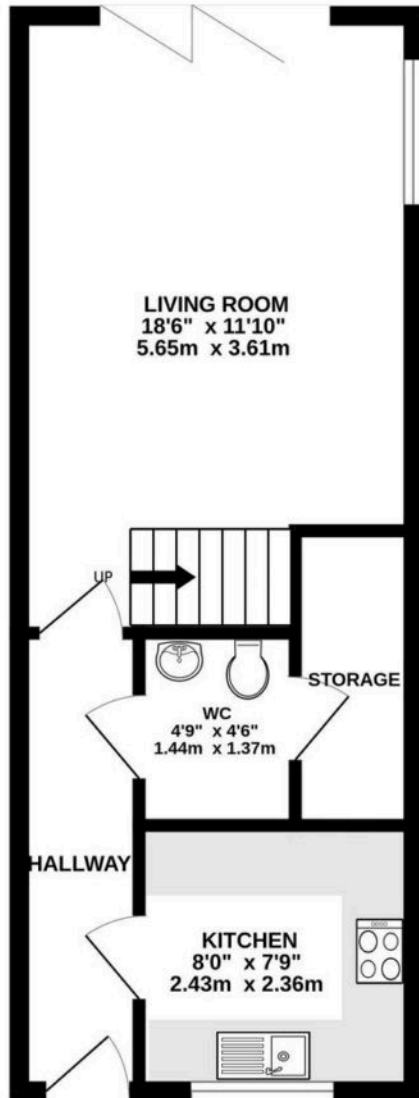
EPC Environmental Impact Rating: C



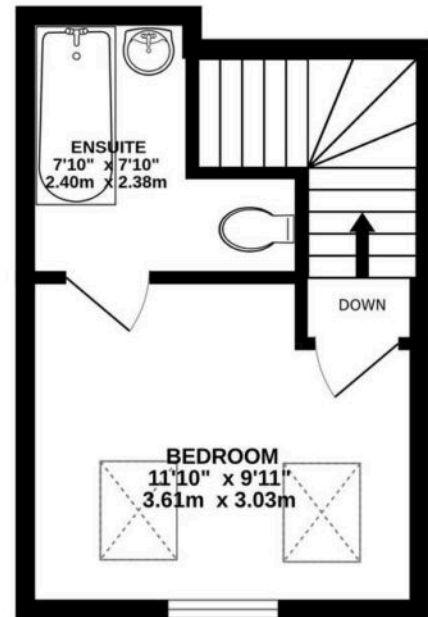
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GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
204 sq.ft. (18.9 sq.m.) approx.



TOTAL FLOOR AREA : 586 sq.ft. (54.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Griffin Farm is a gated development comprising eleven houses and apartments. Located in Heald Green close to shops and restaurants as well as superb transport links making access to Manchester Airport, Manchester City Centre and the motorway network very easy.

The property is well-presented with a high specification finish throughout, and offers bright and spacious living accommodation. This home comprises of a welcoming entrance hall with WC and large storage room. To the right of the hall lies a stylish kitchen with modern wall and base fitted units, complementary granite worktop surfaces and a range of integrated appliances. Ahead of the hallway is a light and spacious living/dining room featuring bi-fold doors allowing an abundance of natural light into the property. On the first floor there is a well proportioned bedroom served with a three piece bathroom suite with shower over bath.

Externally, the property sits in well-maintained communal gardens, surrounded by mature trees and hedges offering a great degree of privacy complete with off road parking.

*PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.*

