



11 Outwood Road
SK8 3ND
Asking Price £265,000

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A FREEHOLD, Three Bedroom, Mid Terrace, ideal for a First Time Buyer or downsizer.

Built in the 1950s, this lovely home has been improved over recent years to include: re-tiling and felting of the roof, installation of a new Shower Room. Relaying of the rear garden to include a patio. In addition, the kitchen has been virtually re-plastered plus a new ceiling complete with inset lighting. This now needs decoration and has been left for a buyer to undertake this to their own taste. Overall the property is in excellent condition and represents an excellent purchase.

The property lies close to local shops, transport and schooling. It is within a mile of Heald Green Village and Station giving access to the Airport and Manchester City Centre.

Viewing Essential.

- Three Bedrooms
- PVCU Double Glazing
- Gas Central Heating
- Re-Roofed
- Freehold
- Enclosed Garden
- Viewing Essential

Entrance Hall
4'3" x 3'2"

Through Lounge
18'8" x 11'2"
French Doors to Garden

Tenure: Freehold
Council Tax: SMBC B

Fitted Kitchen
20'2" x 11'4" to 8'8"
Fitted Units, Gas Hob, Under Oven/Grill, Extractor Fan
Wall Mounted Gas Boiler, Tiled Splash Back

Landing
9'11" x 3'3"
Airing Cupboard with Radiator

Bedroom One
12'7" x 8'3" increasing to 10'

Bedroom Two
11'8" x 11'5"

Bedroom Three
8'6" x 6'9"
Built in Cupboard

Shower Room
5'9" x 4'5"
Floor and Wall Tiling, Walk in Shower, Wash Basin

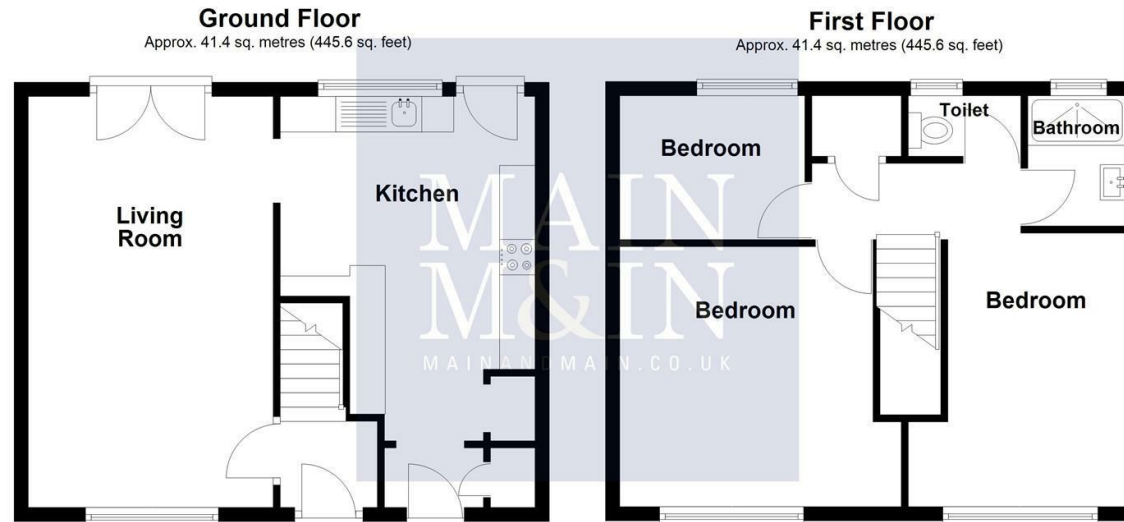
Separate WC
5'2" x 2'8"
Low Level WC

Loft
Flooring to loft, Folding ladder and electric light

Outside
Garden area to front with gate. Enclosed garden to rear with Shed, Patio, Lawn, Hedging etc.

NB
There is a gate between 11 & 13 which provides rear access if required.
The access between 9 & 11 was closed off by the owner of 9 many, many years ago.



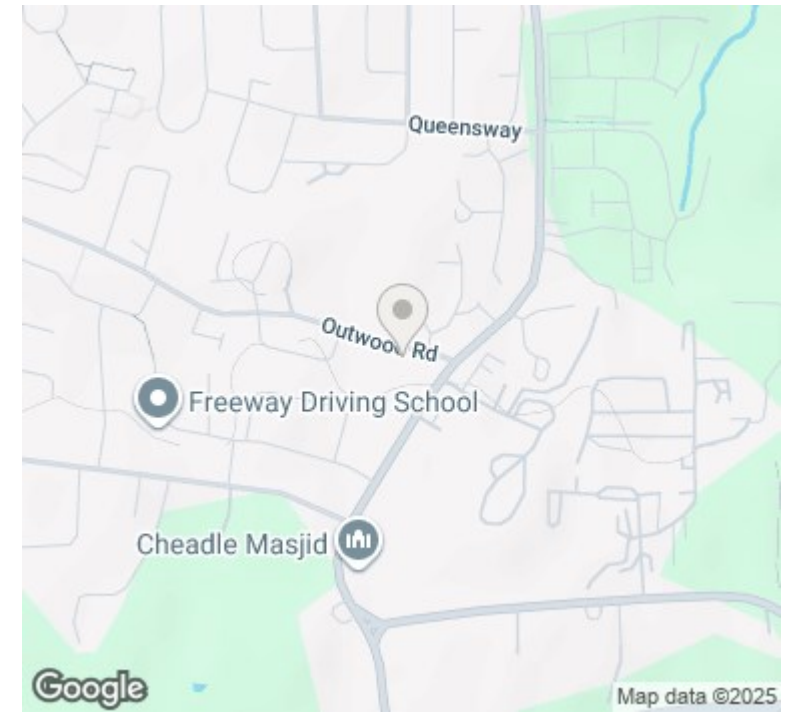


Total area: approx. 82.8 sq. metres (891.2 sq. feet)

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

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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.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

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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