



24 Outwood Drive
Heald Green SK8 3QQ
£485,000

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Located just a short walk from the amenities of Heald Green Village and the rail station, this stunning traditional semi-detached house is presented to a particularly high standard throughout.

The house blends traditional features with stylish modern fittings - The result is a home which is certain to impress. The 0.13 acre garden plot will also be sure to delight potential purchasers.

An entrance porch opens to a wide reception hallway with downstairs WC. There is a spacious living room to the front of the house, with large bay window and a feature fireplace. To the rear is a beautifully-appointed dining room, with period-correct feature fireplace and a wood-burning stove. French doors open out to the garden. A stylish modern breakfast kitchen with quartz worktops and range of integrated appliances completes the ground floor accommodation.

A turning staircase rises to a wide landing, with access to a boarded loft space. There are three well-proportioned bedrooms and a contemporary luxury bathroom, with twin sink units and a shower above the bath.

The house stands behind a gated driveway which provides off road parking space for three vehicles, leading on to a large detached garage. There is a further storage shed and a large summer house.

The rear garden is another highlight: It enjoys a good degree of privacy, with a pleasant open aspect beyond. There are two decking sections and a large central lawn, with well-established planted borders.

This is a remarkable home and one which warrants an early internal inspection in order to avoid disappointment.

- Spacious Traditional Semi-Detached House
- Two Large Reception Rooms
- Stylish Fitted Breakfast Kitchen
- Downstairs WC
- Three Well-Proportioned Bedrooms
- Contemporary Luxury Bathroom
- Superb 0.13 Acre Garden Plot
- Driveway & Garage
- Summer House
- Convenient Location Close to Village Centre

Entrance Porch

Entrance Hallway

Downstairs WC

Living Room
13'11 into bay x 12'2

Dining Room
11'11 to 14'4 red to 12'2

Breakfast Kitchen
17'1 x 8'4

First Floor Landing
Hatch providing access to loft space with drop-down ladder.

Bedroom One
12'5 x 12'4 red to 11'0

Bedroom Two
11'11 x 12'10 red to 11'8

Bedroom Three
7'1 x 9'11

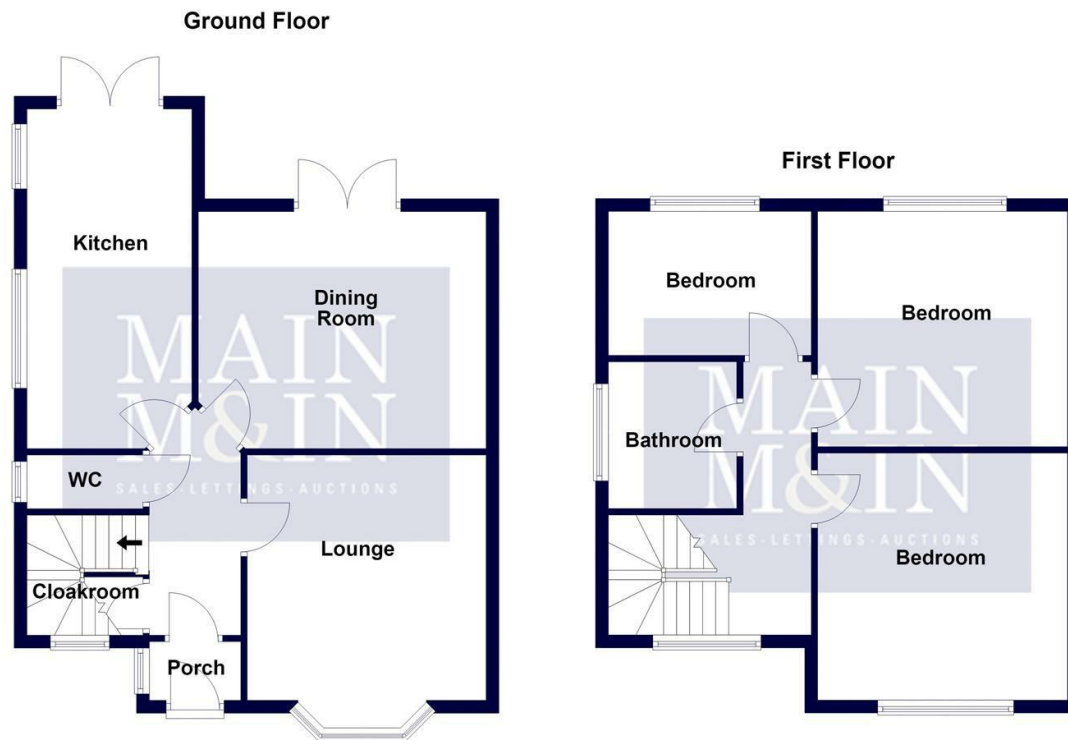
Bathroom
9'1 x 6'7

Externally - Front
Garden area to the front with a gated driveway providing off road parking space for three vehicles.
The driveway leads through a second set of gates to a detached garage.

Externally - Rear
An impressive, particularly large garden with two raised seating deck areas. Established borders with an assortment of mature trees and shrubs.
Timber storage shed (7'10 x 5'10).
Summer House (13'10 x 7'10).

Detached Garage
22'0 x 9'4

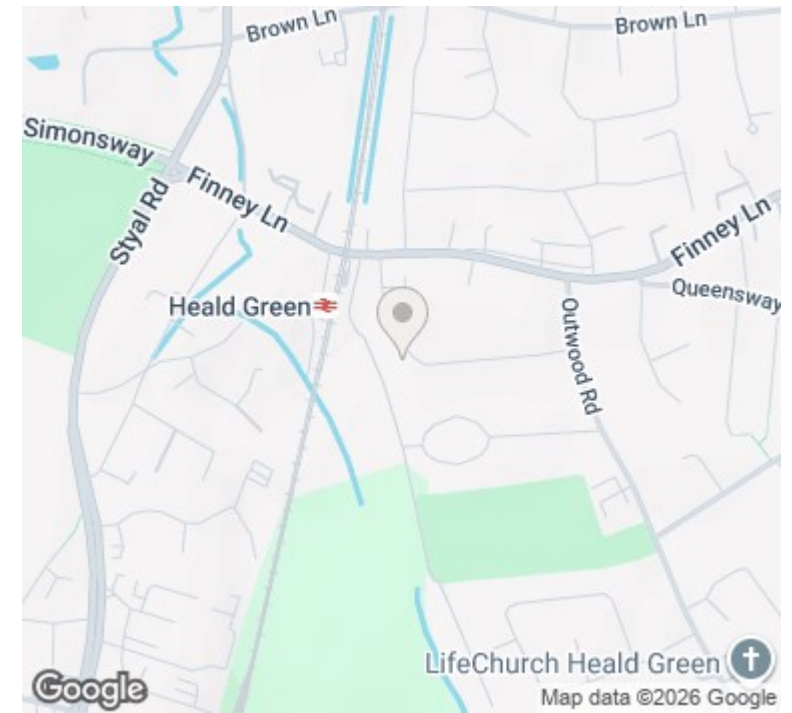
Tenure: Freehold
Council Tax: Stockport D



Outwood Drive, Heald Green



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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		
	Current	Potential		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	EU Directive 2002/91/EC	

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