



62 Outwood Drive
Heald Green SK8 3QQ
Offers Over £510,000

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62 Outwood Drive Heald Green SK8 3QQ

Offers Over £510,000

A Substantial, Extended, FREEHOLD, Three Bedroom Detached with large rear gardens. NO ONWARD CHAIN.

Situated off Outwood Road within walking distance of the village, this lovely family home comes to the market for the first time in nearly thirty years. The Ground Floor has been extended to the rear to incorporate 3 sliding patio doors leading onto the patio. The property offers: Covered Porch, Hallway, Downstairs WC, Lounge, Sitting Room opening into an open plan Kitchen/Dining Room (L Shaped).

On the first floor are Three Bedrooms, Bathroom and Separate WC.

Outside is attached brick garage. Gardens front and rear.

Since the late owner purchased the property it has been re-roofed, re-wired and had the bathroom renewed. Within the last two years the kitchen has been renewed to include Quartz worktops.

The property is only a few miles from both the M56/M60 motorways, Manchester Airport and the superstores on the A34 bypass.

Viewing Essential.

- Gas Central heating
- PVCU Double Glazing
- Extended to Rear
- Refitted Kitchen and Bathroom
- Large Rear Garden
- Freehold
- No Onward Chain

Tenure: Freehold
Council Tax: SMBC D

Entrance Hall

12'4 (max) x 6'9 (max)

Downstairs WC

4'0" x 2'0"

White suite plus wash basin

Lounge

12'3 (into the bay) x 11'8

Attractive Oak Fire Surround, inset coal effect gas fire

Sitting Room

12'5 x 10'9

Attractive painted Fire surround with inset living flame - coal effect gas fire

Opening to L Shaped:

Refitted Kitchen/Dining Area

9'3 x 7'8 opening to 19'2 x 9'4

Fitted Units, Inset Induction Hob, Extractor Hood, Integrated Double Oven/Grill, Space for Fridge.

Plumbing for Dishwasher, Washing Machine, 3 sliding Patio Doors, Two Velux Roof Skylights.

Bedroom One

12'9 (into the bay) x 11'7

Bedroom Two

12'5 x 10'9

Bedroom Three

6'9 x 6'3

Built in Wardrobe

Bathroom

7'7 x 6'6

Bath with Shower over, Wash Basin, Heated towel rail.

Separate W/C

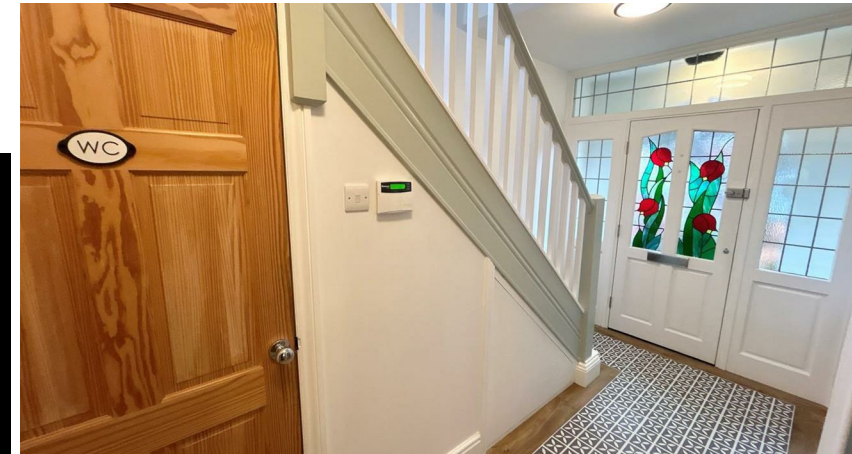
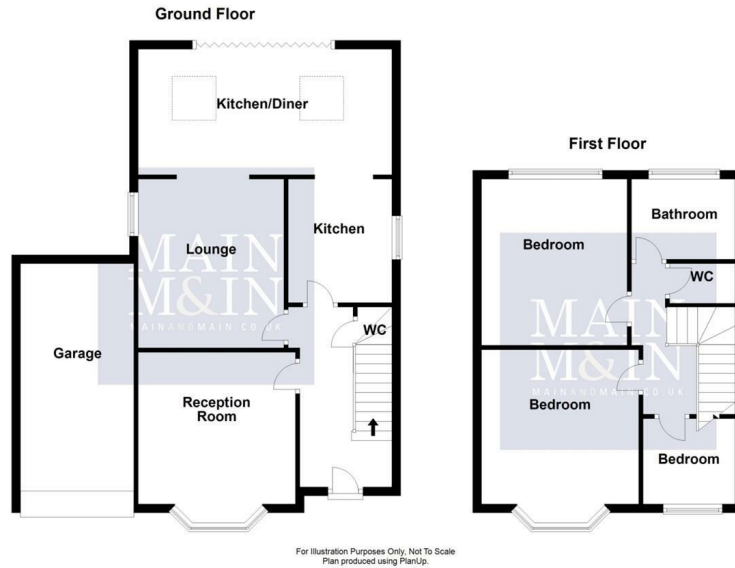
4'6 x 2'9

Outside

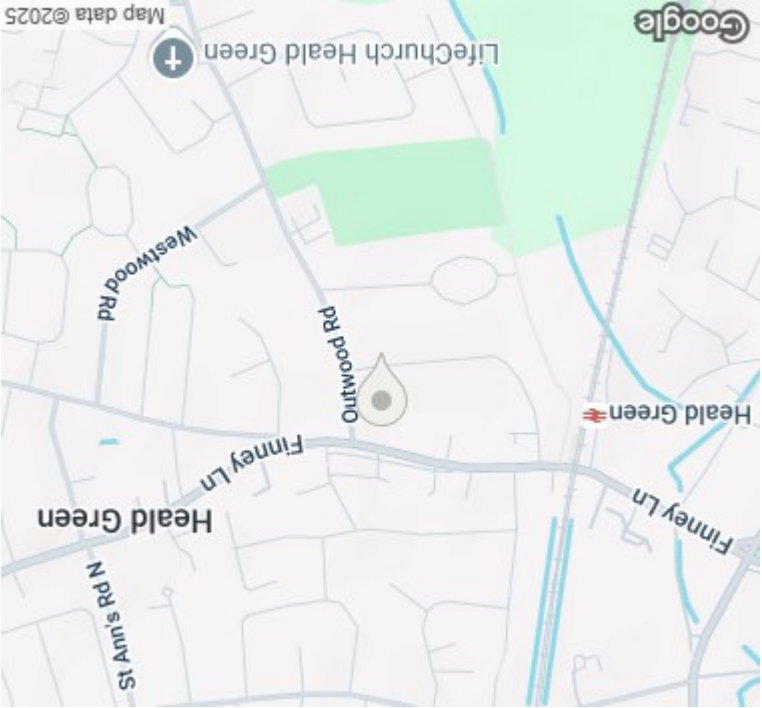
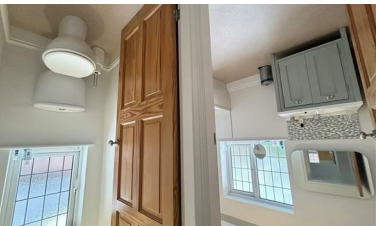
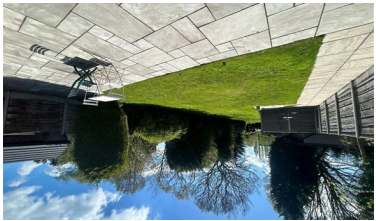
Attached brick Garage

Gardens to the front and rear with lawns, paths, patio, fencing, trees etc.





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	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs
(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 environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
Current	Potential
76	58
Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very environmentally friendly - lower CO2 emissions	Very environmentally friendly - lower CO2 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
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Not environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
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Heald Green (Head Office) 198 Finney Lane • Heald Green • Stockport • Sales 0161 437 1338 • Auctions • 0161 437 5337

Lettings (1st Floor) 198 Finney Lane • Heald Green • Stockport • SK8 3QA • Lettings • 0161 491 6666



Company Registration No. 5615498