



234 Outwood Road
Heald Green SK8 3JQ
Asking Price £575,000

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Positioned moments from the heart of Heald Green Village, this extended link-detached family home offers generous, flexible living space together with a large rear garden.

The versatile ground floor is well laid out for everyday family living: an impressive extended lounge opens directly onto the garden through patio doors, complemented by a separate bay-fronted dining room and a dedicated study/home office. The kitchen and utility room complete a practical layout.

A standout feature is the home's energy set-up. The property benefits from roof-mounted Solar PV and a ground source heat pump (GSHP) — owned outright (no lease) — alongside an EV charging point, cavity wall insulation and PVCu double glazing. For a house of this age and size, an EPC rating of C is a notable advantage and underlines the future-proofed nature of the home. Upstairs are four well-proportioned bedrooms and a well-presented shower room/WC. Well maintained and immediately liveable, the property also offers scope for a buyer to personalise to their own taste over time.

Heald Green combines a genuine village atmosphere with superb connectivity: everyday shops, cafés, library and rail links are close at hand, while excellent schools (state and private) are nearby. Larger retail options, including John Lewis and Marks & Spencer, are readily accessible along the A34 corridor, with easy access to the motorway network.

Early viewing is recommended to fully appreciate the space, garden and location.

- Extended link-detached family home with attached garage
- 28 ft extended Lounge opening to the rear garden
- Large Rear Garden
- Three Reception Rooms
- Four well-proportioned Bedrooms
- Solar PV & Ground Source Heat Pump (GSHP) - owned outright
- EV Charging Point, Cavity Wall Insulation, PVCu Double Glazing
- EPC C - notable for a property of this age and size
- Freehold

Tenure: Freehold
Council Tax: SMBC E

Entrance Porch

Hallway
11'5" x 6'1"
Cupboard under stairs

Downstairs WC
6'9" x 2'5"

Extended Living room
28'1" x 12'7" (max)
Patio Doors opening directly onto the rear garden

Door to:

Study/Home Office
14' x 7'1"
Ideal for home working

Bay Fronted Dining Room
15'1" x 10'9"

Kitchen
12'2" x 8'9"
Fitted Units with work surfaces, and excellent potential to update to your preferred style

Utility Room
8'7" x 8'2"
with plumbing for washing machine, space for the heat pump, and additional storage

Landing
With Loft Access (Loft boarded)

Bedroom One
12'4" x 11'9"
Fitted Wardrobes

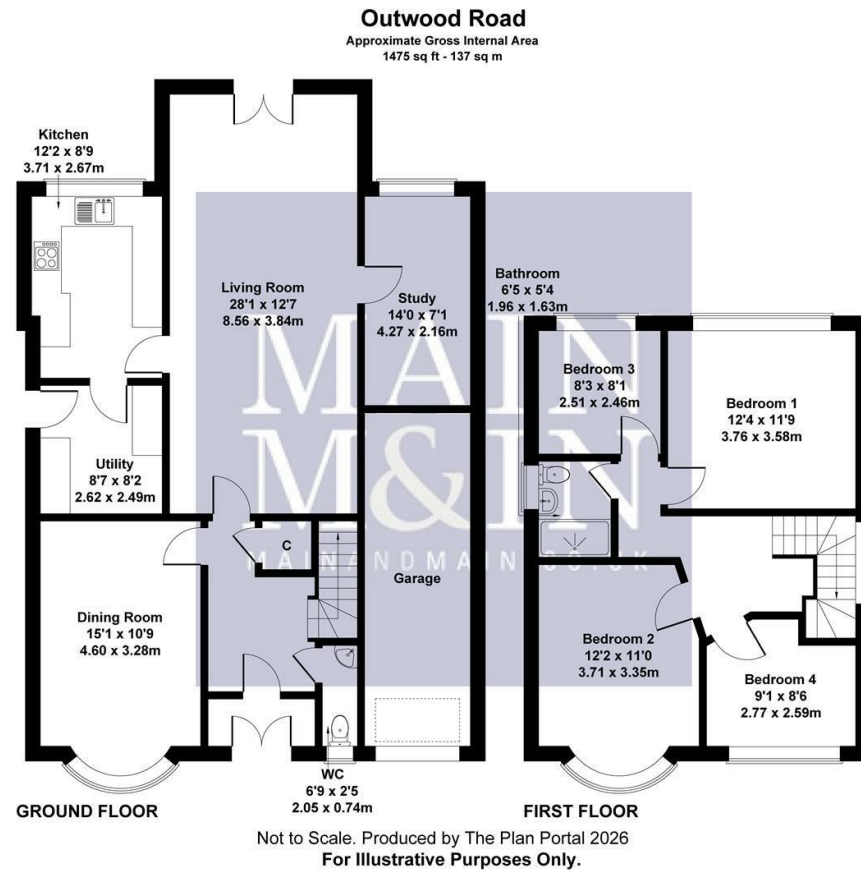
Bedroom Two
12'2" x 11'
Bay Window

Bedroom Three
9'1" x 8'6"

Bedroom Four
8'3" x 8'1"

Shower Room/WC
6'5" x 5'4"
Shower Cubicle, Wash Basin, Low Level WC

Outside
Attached Brick Garage
Front and rear gardens with lawn, flowerbeds, patio, and driveway



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		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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Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

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