



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

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# 234 Outwood Road

## Cheadle SK8 3JQ

### Asking Price £575,000

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.

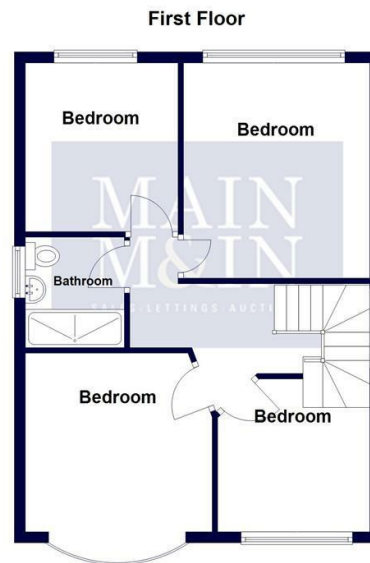
Heald Green combines a genuine village atmosphere with superb connectivity: everyday shops, cafés, library and rail links are close at hand, while excellent schools (state and private) are nearby. Larger retail options, including John Lewis and Marks & Spencer, are readily accessible along the A34 corridor, 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
- Four well-proportioned Bedrooms
- Three Reception Rooms
- Solar PV & Ground Source Heat Pump (GSHP) - owned outright
- Cavity Wall Insulation & PVCu Double Glazing
- EPC C - notable for a property of this age and size
- EV Charging Point
- Large Rear Garden
- 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" reducing to 11'8"  
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 <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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Company Registration No. 5615498