



55 Heartwood Road  
Newall Green M23 2ZU  
£285,000

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# 55 Heartwood Road Newall Green M23 2ZU

£285,000

This modern semi-detached house forms part of an attractive development which is well-placed for access to amenities, transport networks and schools.

The accommodation comprises: Entrance hallway with storage, downstairs WC, a stylish living room with corner window and a spacious dining kitchen which is fitted with modern units, with door leading to the garden.

To the first floor is a landing with storage. There are two well-proportioned double bedrooms and a bathroom which is fitted with a contemporary white suite, with shower above the bath.

The house stands behind a gated driveway which provides off road parking space, with a garden alongside. To the rear is an enclosed garden with paved seating area and a lawn.

An internal inspection is essential in order to fully appreciate all that this most appealing property has to offer.

Tenure: Freehold  
Council Tax: Manchester A

- Gas Central Heating
- PVCU Double Glazing
- Attractive Modern Semi-Detached House
- Spacious Lounge
- Downstairs WC
- Modern Fitted Dining Kitchen
- Two Double Bedrooms
- Family Bathroom
- Driveway
- Gardens

Entrance Hallway

Downstairs WC  
5'10 x 3'2

Lounge  
10'3 x 12'7

Dining Kitchen  
16'7 max x 11'7 red 7'11

First Floor Landing

Bedroom One  
16'7 max x 11'7 red 6'10

Bedroom Two  
10'3 x 12'7

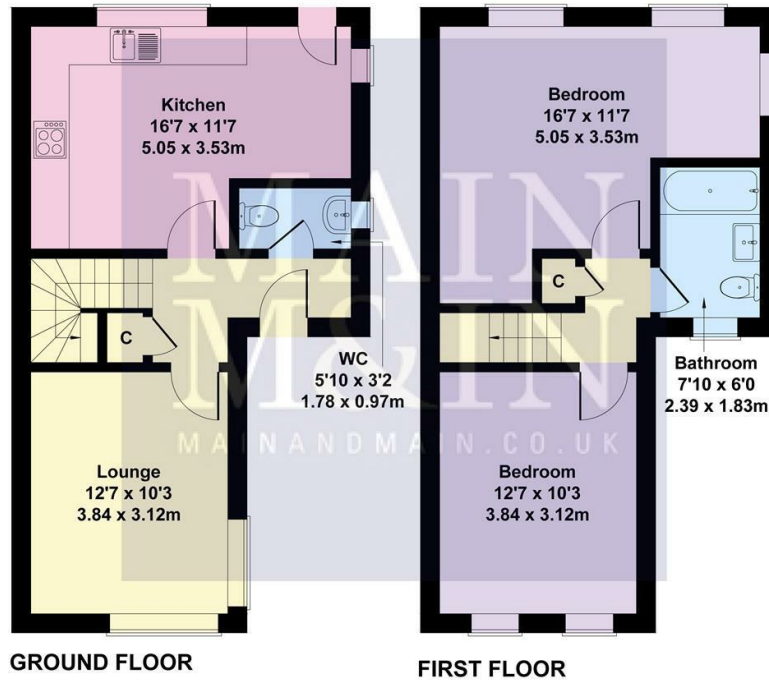
Bathroom  
6'0 x 7'10

Externally  
Garden area to the front.  
Gated driveway providing off road parking space.  
Enclosed rear garden with seating area and lawn.





**Heartwood Road**  
Approximate Gross Internal Area  
822 sq ft - 76 sq m

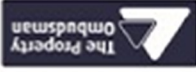


Not to Scale. Produced by The Plan Portal 2025  
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To view this property call Main & Main on 0161 437 1338





Company Registration No. 5615498

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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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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
88	89

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO2 emissions	
Current	Potential

