



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

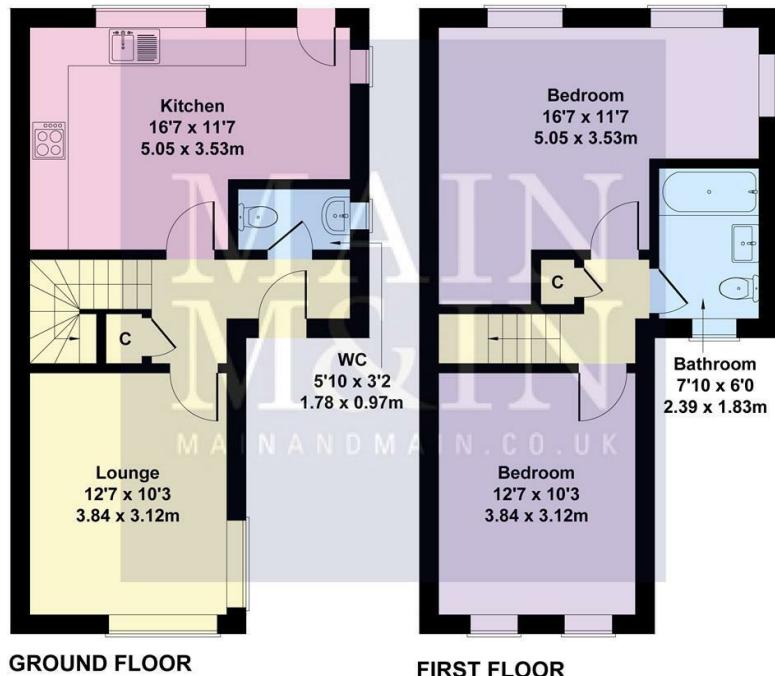
Bathroom  
6'0 x 7'10

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



To view this property call Main & Main on 0161 437 1338

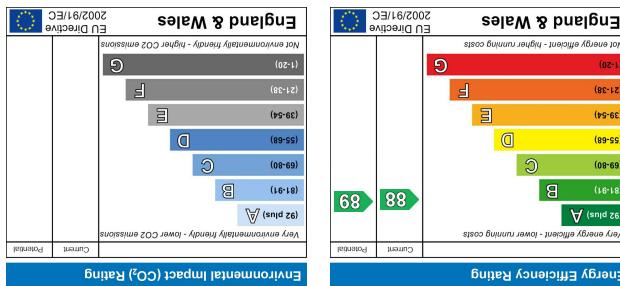




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Tenure - To be confirmed with a solicitor at point of sale.

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

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.

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and is subject to terms and conditions.

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.

