
BEST
ESTATE AGENT GUIDE
AWARDS 2025
TOP 500
SALES
AWARDED FOR
MARKETING I SERVICE I RESULTS
MAIN
M&IN
SALES · LETTINGS · AUCTIONS
19 Outwood House Griffin Farm
Heald Green SK8 3AN
Offers Over £290,000
MAINANDMAIN.CO.UK





19 Outwood House Griffin Farm

Heald Green SK8 3AN Offers Over £290,000

Forming part of the sought-after Griffin Farm development, this spacious ground floor apartment offers versatile accommodation which simply must be seen in order to be fully appreciated.

The property is located towards the rear of the development: There is a garden area to the front with decking section and a pathway leading to the entrance, with a stylish modern Rockdoor. You step into a superb open-plan living space, with a stylish fitted dining kitchen opening on to a living area with doors which open out on to the garden. The kitchen features a number of integrated appliances and there is a useful utility cupboard.

The principal bedroom overlooks the rear of the development and it boasts a large en-suite shower room/WC. There are two further well-proportioned bedrooms and a main bathroom, with a shower above the bath.

The property has modern PVCU double glazing and it is fitted with smart wifi controlled electric radiators.

The property benefits from having two designated parking spaces in addition to a large garage which is in a separate block. Attractive maintained gardens and grounds surround the development which is well-placed for access to amenities and transport networks.

This is a stunning, versatile modern home which will suit the needs of a wide range of potential purchasers. An internal inspection is essential.

Tenure: Leasehold
Council Tax: Stockport D

- Spacious Ground Floor Property
- Three Bedrooms
- Two Bathrooms
- Electric Heating
- PVCU Double Glazing
- Two Car Park Spaces
- Separate Single Garage
- Maintained Communal Gardens
- Attractive Development
- Viewing Essential

Open-plan Living Room/Dining Kitchen
23'1 max x 16'9 max

Bedroom One
15'8 x 10'1 max

En-suite Shower Room
8'6 x 6'7 max red to 3'7

Bedroom Two
17'6 max x 10'3 red to 8'3

Bedroom Three
8'1 x 10'1 red to 9'0

Bathroom
5'7 x 10'1

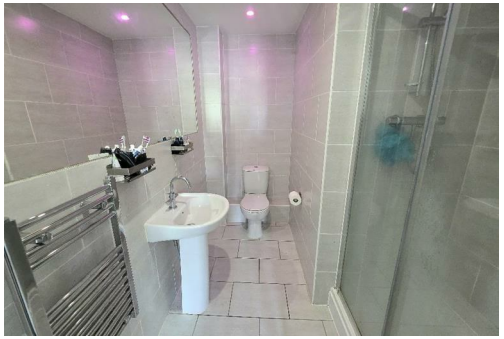
Externally
Attractive maintained communal gardens.
Two allocated parking spaces.

Separate Garage
19'0 x 9'10

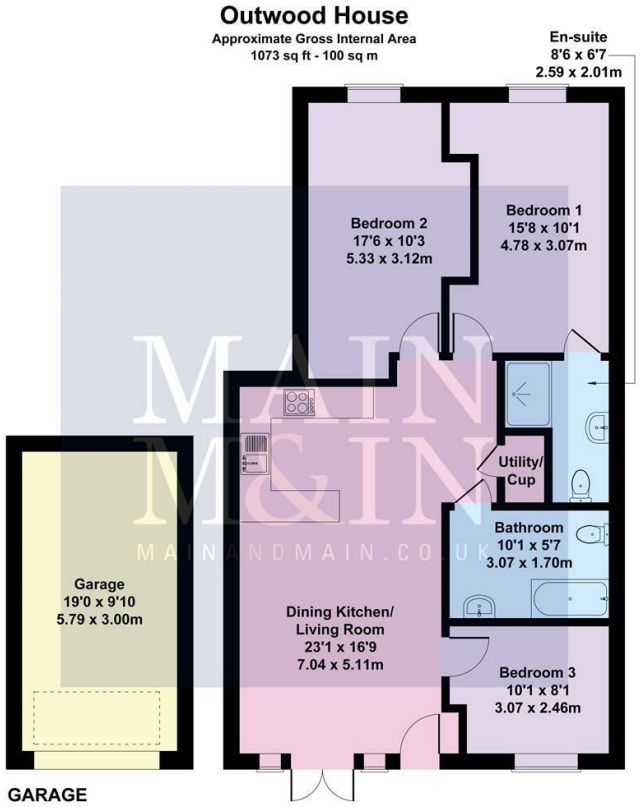
Leasehold Information
975 years remain on a lease which runs until 31/12/3000.
Ground rent: TBC
Service Charge: 2025 figures: £1,320 PA - 2026 Figures awaited.











Not to Scale. Produced by The Plan Portal 2026
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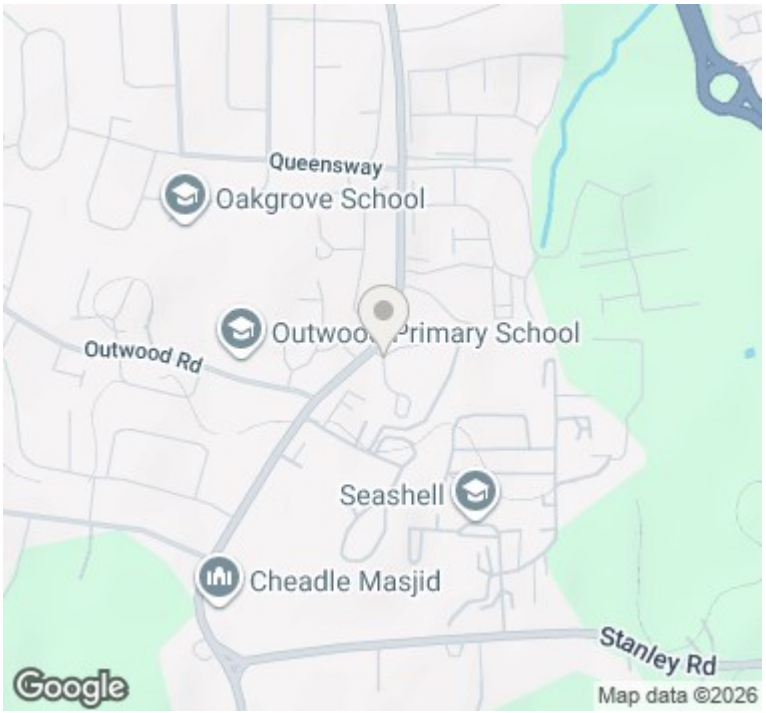
To view this property call Main & Main on 0161 437 1338



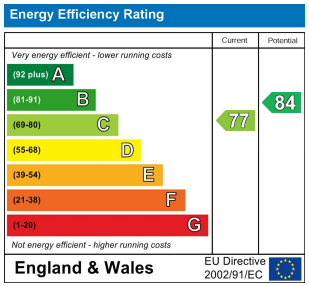


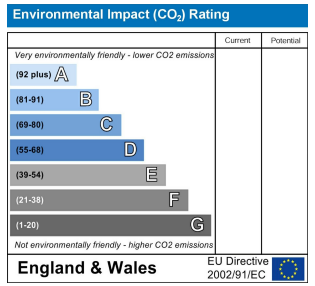






Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to 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.





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BEST AWARDS 2025 TOP 500 SALES

Company Registration No. 5615498