



A photograph of a modern apartment complex. The building features a mix of light-colored panels and dark brickwork, with multiple balconies and large windows. It is situated behind a hedge and a road with a yellow double line. The sky is blue with some clouds.

3 Sheen Gardens
Moss Nook M22 5LE
£140,000

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3 Sheen Gardens

Moss Nook M22 5LE

£140,000

Immaculately presented, this stylish ground-floor apartment is situated within a popular modern development, ideally located for Heald Green Village and a range of excellent transport links including Manchester Airport, Heald Green railway station, the Metrolink and the M56/M60 motorways.

Accessed via a secure communal entrance with intercom, the apartment opens into a welcoming hallway with a useful utility/storage cupboard, spacious open plan living/kitchen, well-proportioned double bedroom and a modern bathroom with a white suite and shower over the bath.

Set within well-maintained communal grounds, the property benefits from an allocated parking space, along with secure pedestrian access to the village and railway station.

These properties are always highly sought-after and an early viewing is highly recommended.



Tenure: Leasehold
Council Tax: Manchester A

- Gas Central Heating
- PVCU Double Glazing
- Open-plan Living Room/Dining Kitchen
- Spacious Bedroom
- Storage/Utility
- Modern Bathroom
- Maintained Grounds
- Allocated Parking Space
- Convenient Location
- Viewing Advised

Communal Entrance

Private Entrance to Apartment

Entrance Hallway
Intercom system, Built in store with plumbing for a washing machine

Open-plan Living Room/Dining Kitchen
20'8 x 7'6

Bedroom
12'8 max x 9'3

Bathroom
7'3 x 5'2

Externally
Maintained communal grounds.
Allocated parking space (#21)

Leasehold Information
107 years remaining on the 125 year lease which expires 01/01/2133
Current Ground Rent: £350.00 Per Annum
Current Service Charge £153.64 Per Month



Sheen Gardens

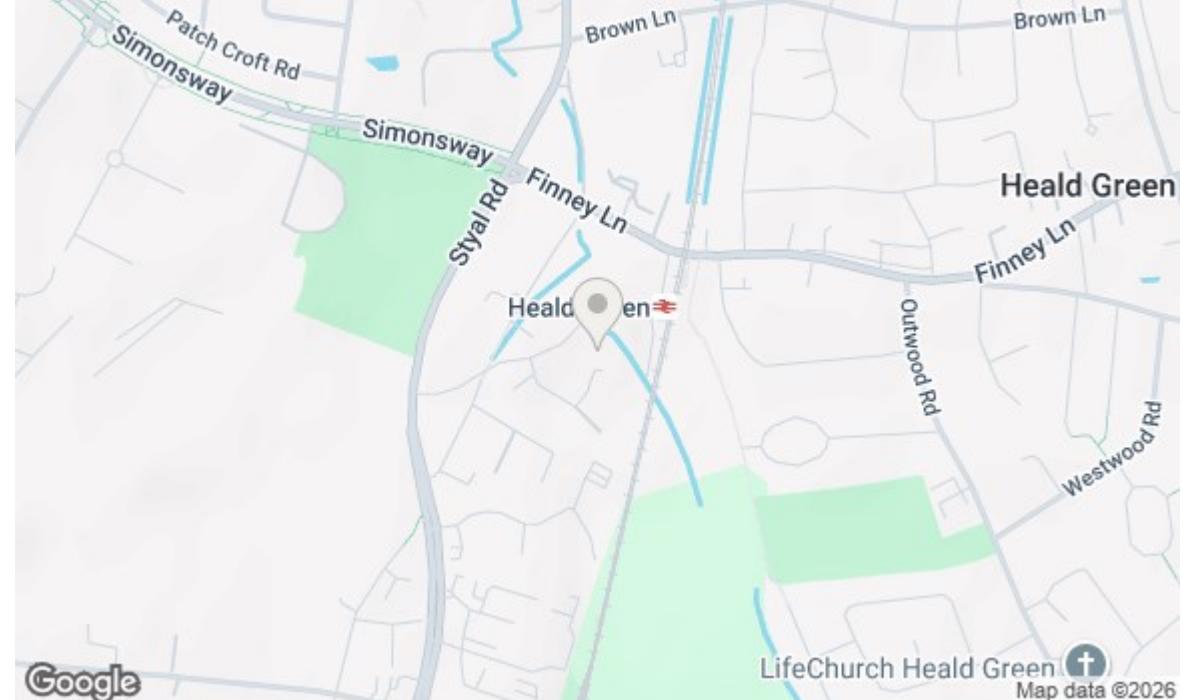
Approximate Gross Internal Area
432 sq ft - 40 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Company Registration No. 5615498