



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

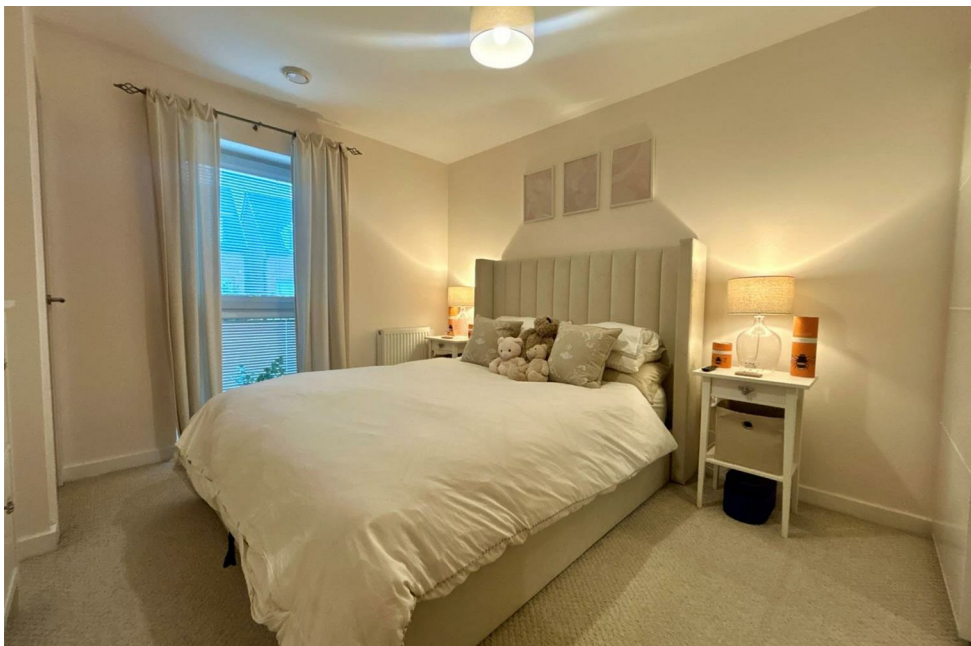
Open-plan Living Room/Dining Kitchen  
20'8 x 7'6

Bedroom  
12'8 max x 9'3

Bathroom  
7'3 x 5'2

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

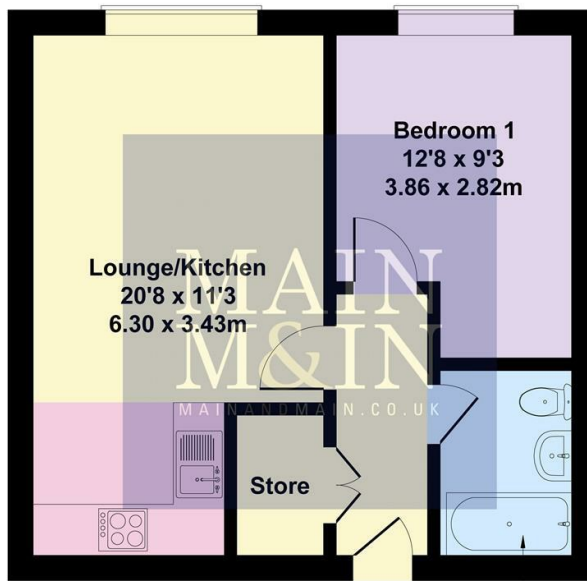
Leasehold Information  
107 years remaining on the 125 year lease which expires 01/01/2133  
Current Ground Rent: £350.00 Per Annum  
Current Service Charge £153.64 Per Month





## Sheen Gardens

Approximate Gross Internal Area  
432 sq ft - 40 sq m

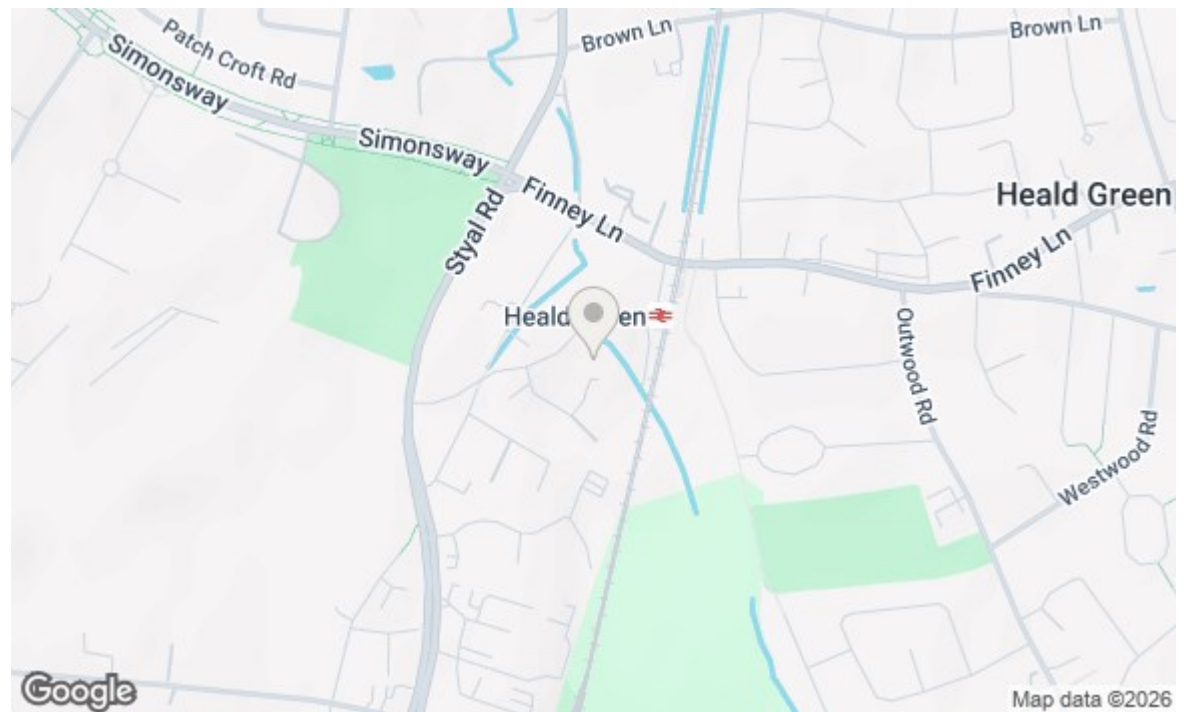


**GROUND FLOOR**

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		Environmental Impact (CO <sub>2</sub> ) Rating	
	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