



180 Outwood Road  
Heald Green SK8 3JS  
Asking Price £470,000

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# 180 Outwood Road

## Heald Green SK8 3JS

Asking Price £470,000

Forming part of a sought-after residential area with excellent access to amenities, transport links and schools, this well-proportioned detached residence is presented to an excellent standard.

The accommodation comprises: Entrance hallway, downstairs WC, a spacious open-plan lounge, a sitting room, a separate dining room and a modern fitted kitchen.

To the first floor are three well-proportioned bedrooms, all with fitted wardrobes. The bathroom is fitted with a contemporary suite in white, with a walk-in shower enclosure.

The property stands behind a double width driveway, with garden area alongside. To the rear is a landscaped garden with paved seating areas, artificial lawns and raised borders, with inset lighting.

This is a most attractive family residence which is certain to impress. An early viewing is advised in order to avoid disappointment.

- Gas Central Heating
- PVCU Double Glazing
- Three Reception Rooms
- Modern Fitted Kitchen
- Three Bedrooms
- Contemporary Bathroom
- Double Driveway
- Landscaped Gardens
- Sought-after Location
- Viewing Essential

Entrance Hallway  
4'10 x 3'9

Downstairs WC  
6'0 x 3'3

Open-Plan Lounge  
17'8 red to 12'10 x 18'1

Sitting Room  
14'11 x 10'9

Dining Room  
11'11 x 12'2

Kitchen  
11'11 x 8'10

First Floor Landing

Bedroom One  
15'0 x 10'10 max

Bedroom Two  
12'0 x 12'1

Bedroom Three  
12'0 x 8'10

Bathroom  
8'5 x 8'8

Externally

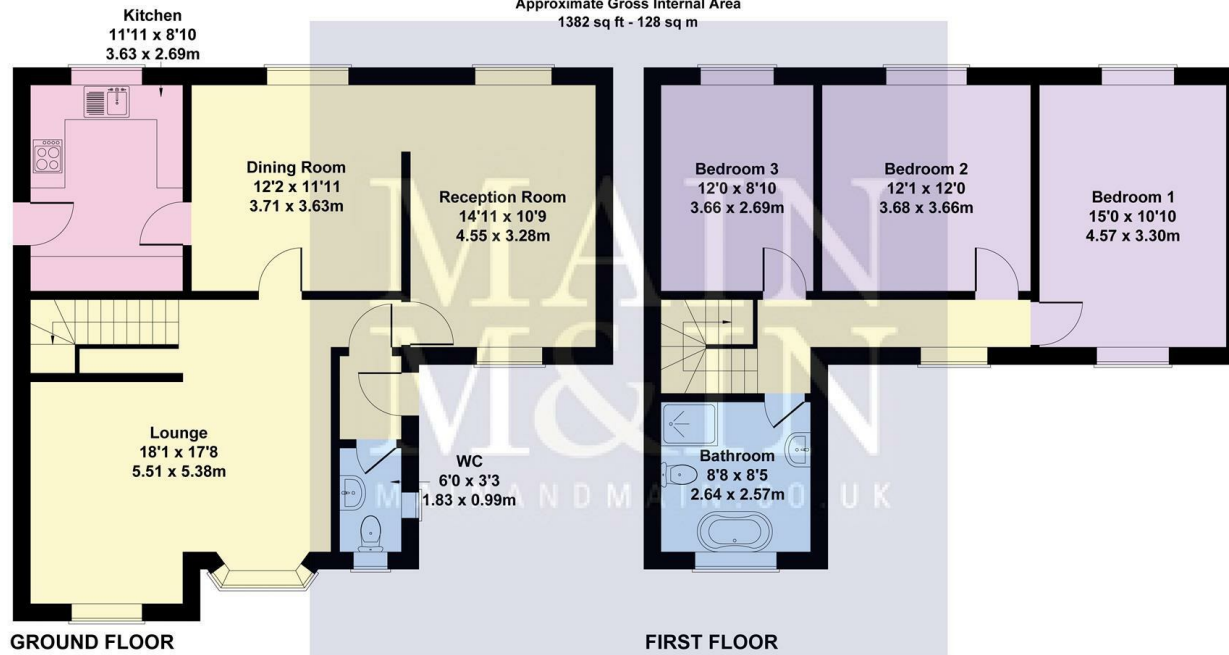
Double width driveway to the front, with garden alongside.  
Landscaped garden to the rear, with paved seating area, artificial lawns, raised borders.  
External feature lighting. Gated access to the side.

Tenure: Freehold  
Council Tax: SMBC E



### Outwood Road

Approximate Gross Internal Area  
1382 sq ft - 128 sq m

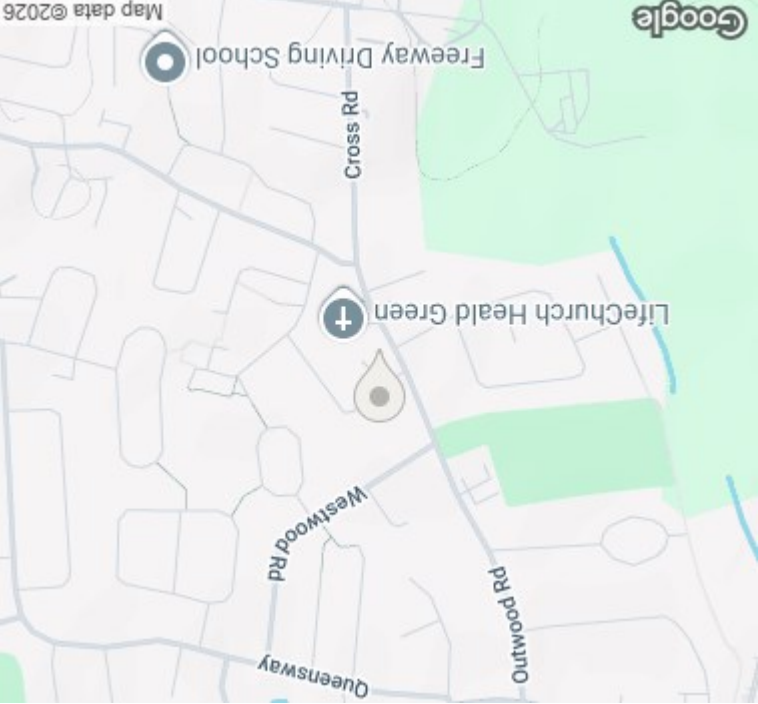
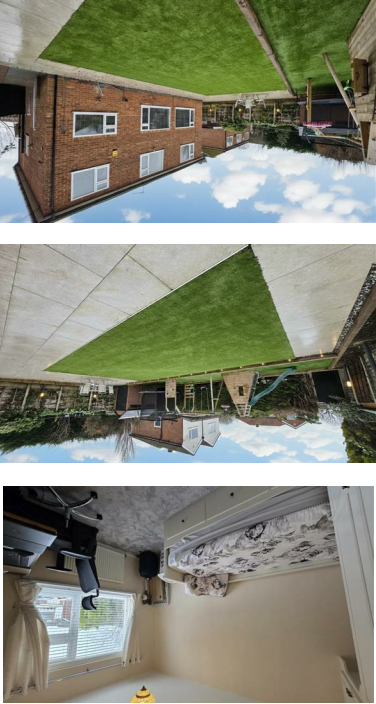


Not to Scale. Produced by The Plan Portal 2026  
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To view this property call Main & Main on 0161 437 1338





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.

Energy Efficiency Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
Current	Potential
83	71
Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very environmentally friendly - lower CO2 emissions	Very environmentally friendly - lower CO2 emissions
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
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Heald Green (Head Office) 198 Finney Lane • Heald Green • Stockport • Sales 0161 437 1338 • Auctions • 0161 437 5337

Lettings (1<sup>st</sup> Floor) 198 Finney Lane • Heald Green • Stockport • SK8 3QA • Lettings • 0161 491 6666



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