



Apt 38, 3 Sheen Gardens
Moss Nook M22 5LE
£175,000

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Apt 38, 3 Sheen Gardens Moss Nook M22 5LE

£175,000

Located to the top floor of a purpose-built development, this well-proportioned apartment is certain to appeal. The property is available with the benefit of having no onward chain involved.

The accommodation meets the needs of modern living: An entrance hallway with two deep storage cupboards and entry intercom leads to an open-plan living area with Juliet balcony. The room opens to a modern kitchen which includes an integrated fridge/freezer and washer/dryer.

The principal bedroom has an en-suite shower room/WC and there is a second double bedroom. A modern fitted bathroom/WC completes the property.

Sheen Gardens lies off Styal Road, close to the amenities of Heald Green Village, with the rail station nearby and the Metrolink tram stop on Simonsway. The M56/M60 Motorways and Manchester Airport are also easily accessed.

There is secure gated car parking with an allocated space (#38) - The development also enjoys maintained communal gardens.



- Two Bedroom
- Two Bathrooms (One Ensuite)
- Door Answer Phone System
- Gas Central Heating
- PVCU Double Glazing
- Top Floor Position
- Close to Amenities and Transport
- Gated Allocated Parking
- Popular Location
- No Onward Chain

Communal Entrance Hallway
Choice of lift or stairs to upper levels.

Private Entrance to Apartment 38

Entrance Hallway
With two built-in storage cupboards.

Open-plan Living Room/Dining Kitchen
21'3 x 11'2 plus doorway recess

Bedroom One
14'1 x 9'3

En-Suite Shower Room/WC
6'10 x 4'9

Bedroom Two
10'2 x 8'8
Built-in cupboard housing combi-boiler.

Bathroom
6'3 x 5'6

Externally
Communal gardens.
Gated parking with allocated space (#38).

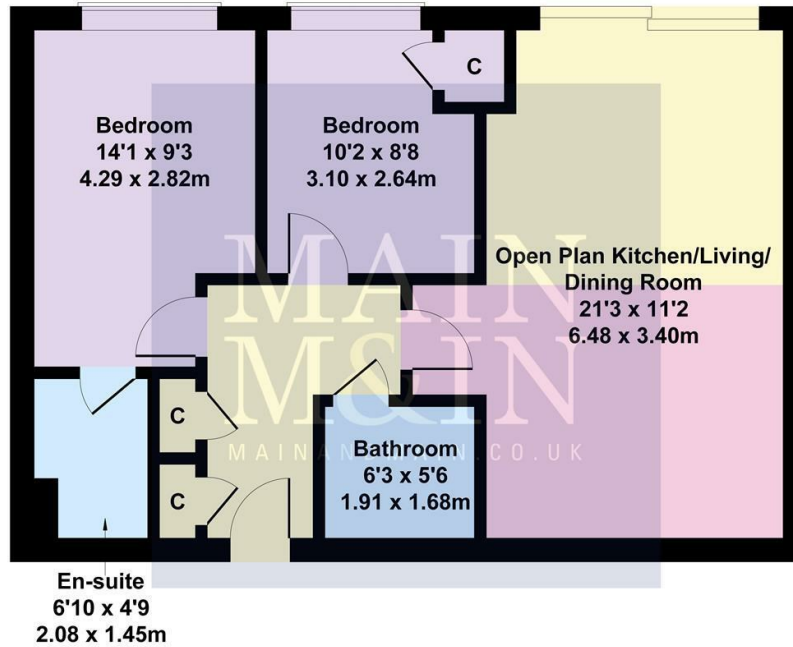
Leasehold & Service Charge Information
106 years remain of a 125 year lease which expires on 01/01/2133
Ground rent: £350 PA - Increasing by £175 every 10 years - Next increase will be January 2028.
Service/Maintenance charge: £164.49 PCM (£1,973.88 PA) - Payable to Trinity Estates

Tenure: Leasehold
Council Tax: Manchester B



Sheen Gardens

Approximate Gross Internal Area
666 sq ft - 62 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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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