



Garden Villas Outwood Road  
Heald Green SK8 3LA  
Asking Price £210,000





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A Ground Floor, Two Bedroom Apartment set in communal gardens.

Situated on a small select development of five units in two blocks, this apartment was built by Matson Homes, a renown local builder in his day. This apartment is situated in the rear block, well back from the road. The accommodation is as follows: Communal covered porch, Private entrance door into Number 3, Entrance Hall, Lounge, Fitted Kitchen, Two Bedrooms, Shower Room/WC. Outside, Communal parking and gardens.

The property is within 3/4 mile of the village and station. Local transport passes along Outwood Road. Also within a few miles are both the M56/M60 motorways, superstores on the A34 bypass and Manchester airport.

This is a lovely ground floor apartment well worth an internal inspection.

- Two Bedrooms
- PVCU Double Glazing
- Heating
- Fitted kitchen
- Private Communal Gardens
- Private Entrance Door to Number 3
- Car Parking

Tenure: Leasehold  
Council Tax: SMBC C

Communal Porch

Entrance Hall  
18'6" x 5'5" to 3'6"  
Storage cupboard, Heater.

Lounge  
14'5" x 11'4"  
Feature Granite Fireplace with Log Effect Electric Fire, Wall Mounted Heater.

Fitted Kitchen  
9'4" x 7'3"  
Part Tiled Walls, Fitted Cupboards, Inset Electric Hob, Extractor Hood, Under Oven/Grill.  
Plumbing for Washing Machine, Space for Fridge/Freezer, Spotlights.

Bedroom One  
12' x 10'6"

Bedroom Two  
11'3" x 8'3"  
Heater

Shower Room/WC  
5'10" x 5'5"  
Tiled Walls, White Suite, Low Level WC, Walk in Shower

Outside  
Communal Gardens and Car Parking, Patio Area, Shed

Service Charges  
Charged at £1720 per annum to include Buildings Insurance, Garden Maintenance  
Managing agents fee

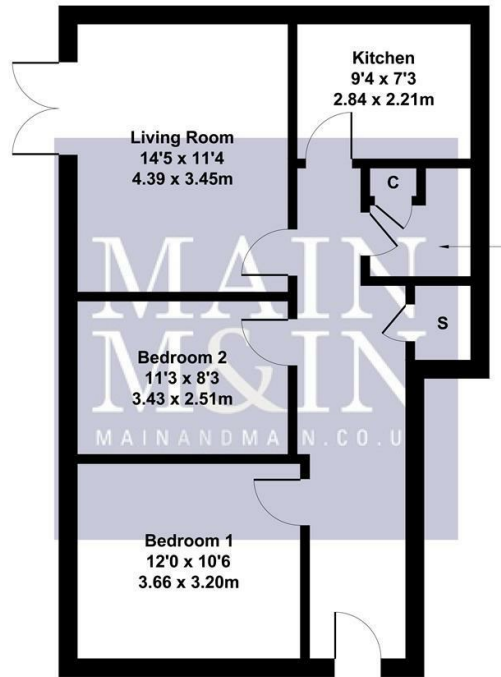




### Garden Villas

Approximate Gross Internal Area  
667 sq ft - 62 sq m

Bathroom  
5'10 x 5'5  
1.78 x 1.65m



Not to Scale. Produced by The Plan Portal 2025  
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To view this property call Main & Main on 0161 437 1338



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England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions (A)	(92 plus)
Environmentally friendly (B)	(81-91)
Decent (C)	(69-80)
Decent (D)	(55-68)
Decent (E)	(39-54)
Decent (F)	(21-38)
Not environmentally friendly - higher CO2 emissions (G)	(1-20)
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs (A)	(92 plus)
Energy efficient (B)	(81-91)
Decent (C)	(69-80)
Decent (D)	(55-68)
Decent (E)	(39-54)
Decent (F)	(21-38)
Not energy efficient - higher running costs (G)	(1-20)
Current	Potential
76	65

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.

