



**40 Outwood Drive, Heald
Green, Cheadle,
SK8 3QQ**

We are pleased to offer for sale this charming 4 bed semi detached family home, benefitting from large split gardens to the rear. Viewing is a must!



Andrew J.
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GUIDE PRICE: £450,000

DESCRIPTION We are pleased to offer for sale this charming 4 bed semi detached family home, benefitting from large split gardens to the rear. The accommodation in brief comprises of, to the ground floor, entrance hall, lounge, family room, good sized living room/diner, fitted kitchen, ground floor WC. To the first floor there are 4 bedrooms and a beautiful family bathroom. Outside and to the rear is a large mature split garden with paved patio area and waney lap fencing. To the front a paved driveway provides off road parking for two cars. Viewing is a must!

LOCATION Situated in a highly convenient location for the commuter with access to major motorway links including M60 and A34, Manchester Airport and Heald Green train station, also providing access to Manchester city centre. Close by is the centre of Heald Green where a range of shops, restaurants, local amenities and other facilities will be found. There are also a range of local schools accommodating a number of different age ranges.

ENTRANCE HALL 12' 10" x 5' 4" (3.91m x 1.63m) Solid wood door, radiator.

LOUNGE 15' x 14' 2" (4.57m x 4.32m) Coving to ceiling, radiator.

FAMILY ROOM 12' 9" x 5' 11" (3.89m x 1.8m) UPVC double glazed window.

LIVING ROOM/DINER 20' 4" x 15' narrowing to 9' 2" (6.2m x 4.57m) radiator, uPVC double glazed windows and door to garden.

KITCHEN 12' 5" narrowing to 6' 6" x 16' 2" (3.78m x 4.93m) A lovely part tiled fitted kitchen featuring a range of matching base and wall units comprising, single bowl composite sink with drainer 'Bosch' induction hob, integrated extractor, integrated 'Bosch' oven, plumbing for washing machine and dishwasher, boiler with house hold google nest system, stable doors to garden, two uPVC double glazed windows, one obscured uPVC double glazed window.

GROUND FLOOR WC 5' 9" x 4' (1.75m x 1.22m) Part tiled, low level WC, corner shower with no screen.

FIRST FLOOR

BEDROOM ONE 12' 2" x 11' 10" (3.71m x 3.61m) Built in wardrobes, radiator, uPVC double glazed bay window.

BEDROOM TWO 11' 10" x 9' (3.61m x 2.74m) Fitted wardrobes, radiator, uPVC double glazed window.

BEDROOM THREE 8' 5" x 8' 11" (2.57m x 2.72m) Picture rail, radiator, uPVC double glazed window.

BEDROOM FOUR 19' 4" x 5' 10" (5.89m x 1.78m) Fitted shelving, fold out desk, radiators x2, uPVC double glazed windows x2.

BATHROOM 8' 4" x 6' 8" (2.54m x 2.03m) This beautiful part tiled family bathroom comprises of, panel bath with over head shower and screen, vanity unit with hand wash basin and low level WC, ladder radiator, obscured uPVC double glazed window.

LANDING 8' 5" x 6' 2" (2.57m x 1.88m) Picture rail, access to loft.

OUTSIDE Outside and to the rear is a large mature split garden with paved patio area and waney lap fencing. To the front a paved driveway provides off road parking for two cars.

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Please note that the gas central heating (if applicable) and other appliances mentioned in the above have not been tested by the Agents. Internal photos are reproduced for general information and it must not be inferred that any item shown is included with the property. Floor plans shown give only an indication of the property layout and may not accurately represent the true proportions/dimensions of the accommodation on offer.

REF: 14363

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Opening Hours: Mon-Fri 9am-5.30pm Sat 9am-4pm



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