



RESIDENTIAL SALES & LETTING AGENTS

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Outwood Road, Heald Green, SK8 3JQ

Offers Over £450,000

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A substantially extended four bedroom semi detached family home offering spacious and versatile accommodation throughout, situated in a highly convenient Heald Green location just a short walk from the village, local schools and excellent transport connections.

This impressive home has clearly been designed with family living in mind, offering generous room proportions, flexible living space and a superb rear garden ideal for both entertaining and everyday family life.

The accommodation begins with an attractive, light entrance hallway leading through to an exceptionally spacious living room, flooded with natural light and enhanced by French doors opening directly onto the large rear garden. A separate dining room provides added flexibility for family meals, home working or play space, whilst the fitted kitchen offers excellent unit and work top space for those who enjoy cooking.

To the first floor are four well proportioned bedrooms, including a principal bedroom with private balcony overlooking the rear garden, together with a family bathroom and separate WC. The property also benefits from a recently fitted roof with skylights already installed, offering exciting future loft conversion potential, subject to any necessary permissions.

Externally, one of the standout features is the substantial south facing rear garden, providing excellent outdoor space for children, entertaining or simply enjoying the sunshine. To the front, the driveway offers extensive off road parking for multiple vehicles and there is gated side access to an attached garage.

The location is ideal for families and commuters alike, being just a few minutes walk from Heald Green Village, local schools, shops and amenities, whilst also offering convenient access to Heald Green train station, the nearby tram station, Manchester Airport and the motorway network.

A superb opportunity to acquire a spacious long term family home in a consistently popular and well connected location.





- Substantially extended four bedroom semi detached home
- Spacious and versatile family accommodation
- Huge living room with French doors to the garden
- Separate dining room and fitted kitchen
- Large south facing rear garden
- Driveway parking for multiple vehicles plus garage
- Principal bedroom with private balcony
- Potential for future loft conversion
- Close to the heart of Heald Green Village and schools
- Excellent commuter access to train links, motorway network and Manchester Airport



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