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29 Westwood Road
Heald Green SK8 3JW
Asking Price £349,950

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29 Westwood Road

Heald Green SK8 3JW Asking Price £349,950

Available with no onward chain, this extended three bedroom semi-detached property is complete with a conservatory and utility room.

Lying off Queensway close to Heald Green Village, this Lomas-built property offers: Entrance porch, entrance hallway, a bay-fronted lounge opens into an extended dining room which has sliding doors opening to a large conservatory. There is a fitted kitchen and a utility room which has internal access to the attached garage.

To the first floor is a landing which leads on to two double bedrooms which have fitted furniture. There is a single bedroom/study and a family bathroom/WC.

The property stands behind a garden area with a driveway providing off road parking space and leading to an attached garage. To the rear is a large workshop/shed and an enclosed paved garden which offers a good deal of privacy. The property would benefit from some minor updating which will only enhance its value.

Heald Green village offers excellent day to day shopping facilities to include coffee shops, restaurants, supermarkets, and train station (Manchester Piccadilly approximately 25 minutes). It lies some nine miles south of Manchester City Centre in a highly regarded commuter belt. Other centres are close by and easily accessed by car.

Viewing is highly recommended.

- Three Bedrooms
- Extended Ground Floor
- Gas Central Heating & PVCU Double Glazing
- Conservatory
- Utility Room
- Gardens
- Driveway & Garage/Store
- Re-Roofed since built
- Close to Village
- No Onward Chain

Tenure: Leasehold
Council Tax: SMBC C

Entrance Porch

Entrance Hall
11' plus recess x 6'5"

Lounge
15'10" x 11'6"
Limestone Feature Fireplace

Extended Dining Room
16'8" x 9'3" to 8'8
Double Glazed patio window to:

L Shaped Conservatory
16'5" x 9'11"
PVCU Double Glazed

Double Glazed doors to garden.

Refitted Kitchen
13' x 8'5"
Oak doors to units, oven, hob, extractor fan.
Limestone tiled walls.

Utility Room
12'6" x 7'7"
Doors to garage and garden

Landing
Loft Access (providing flooring and ladder)

Bedroom One
13' x 11'7"
Fitted wardrobes

Bedroom Two
11'5" x 9'7"
Fitted Wardrobes

Bedroom Three
7'1" x 6'6"

Luxury Bathroom/Shower/WC
9'6" x 8'6"
Tiled Walls and Floor, White Suite

Outside
Attached Brick Garage 15'3" x 7'9" (Renewed roof covering in 2018)
Gardens to the front and rear to include driveway, patio, shrubs and flower beds.
Large timber workshop/shed with electrics, insulation and non-slip flooring.

Leasehold Information
933 years remain of a 999 year lease which ends on 07/01/2960.
Ground rent of £10 PA payable.











Whilst every attempt has been made to ensure the accuracy of the floor plan 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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To view this property call Main & Main on 0161 437 1338



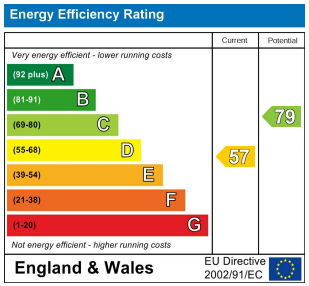


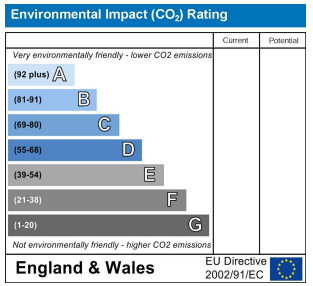






Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to 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.





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Heald Green (Head Office) 198 Finney Lane • Heald Green • Stockport • SK8 3QA • Sales 0161 437 1338 • Auctions • 0161 437 5337

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