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Roger Dean

**Estate Agents
Valuers**

Visit our web site – www.roger-dean.co.uk

22 Greenway Road Heald Green



‘A Three Bedroomed Detached Family Home’

- Gas fired central heating
- uPVC double glazed windows & doors
- Entrance hall
- Utility room – ground floor wc
- Lounge with feature fireplace
- Fitted dining kitchen with appliances
- Main bedroom with en-suite shower room
- Two further bedrooms
- Family bathroom/wc
- Garage
- Off-road parking and neat gardens
- EPC rating C

Price £459,950

Conveniently situated this well presented three bedroomed detached property offers an ideal family home. Comprising entrance hall, large lounge, family room, utility room, ground floor wc, fitted dining kitchen occupy the ground floor with three bedrooms – main bedroom with en-suite shower room plus a family bathroom/wc on the first floor. Gas fired central heating and uPVC windows and doors incorporating sealed unit double glazing have been installed. Located towards the southern fringe of Heald Green, within one mile or so of the village centre where a range of amenities include shops for everyday needs and rail travel from Heald Green Station including connections to the InterCity network. Within a radius of three miles are schools for varying ages, the shopping centres at Cheadle Royal, Handforth Dean and Stanley Green (department/superstores), the leisure facilities at The David Lloyd Centre, The Village and Total Fitness Centre, access to the national motorway system, the A555 bypass, Manchester International Airport (hotels/rail station), the office centres/business parks at Simonsway, Ringway Road and Styal Road. Manchester and Stockport are some nine/six miles distant respectively, both offering a comprehensive range of leisure/entertainment/recreational opportunities for the majority of tastes. Call our Heald Green office for an appointment to view.

Directions

From our Heald Green Office proceed along Finney Lane, turn right onto Wilmslow road, then right onto Bolshaw Road, then first right onto Greta Avenue, then left onto Greenway Road where the property will be found on the right hand side.

Entrance porch

5' x 5' Composite door with obscure glass side panel, feature brick wall, opposite composite door leading to rear garden, vinyl flooring, original wood framed door leading to;

Entrance hall

5' x 15'2 Central heating radiator, built in cupboard with cupboard above, fitted selves, laminate flooring.

Lounge

16'1 x 11'10 Central heating radiator, uPVC double glazed window and uPVC bay window, power points, tv point, feature two-way multi fuel stove set on a York stone hearth, coving.

Family room

16'1 x 8'7 Central heating radiator, uPVC double glazed window, features a double fronted multi fuel stove set on a York stone hearth, power points.

Fitted dining kitchen

23'5 x 20'5 Fitted with a range of wall, base and drawer units providing good storage and working surfaces, stainless steel 1½ bowl single drainer sink unit with mixer tap, space for double range oven with extractor above, integrated dishwasher, space for fridge freezer, power points, uPVC double glazed window, integrated window blinds in patio doors and rear facing window vinyl flooring downlights.

Dining area: Space for large family dining table, central heating radiator, laminate flooring, power points, uPVC double glazed sliding patio doors to rear garden.

Utility room

6'1 x 3'7 uPVC double glazed window with internal window blinds, fitted cupboard, space for tumble dryer, power points, uPVC double glazed door to rear garden, tiled floor, door to;

Ground floor wc

Closed coupled wc, vanity style wash basin, ladder style central heating radiator, tiled flooring.

From the hall stairs with railed balustrade to Landing:

6'7 x 13'9 Feature stained glass uPVC double glazed window, sun tunnel skylight, access to insulated loft, power points.

Bedroom 1

11'7 x 20'4 Central heating radiator, uPVC double glazed window, power points, built in robes offering good hanging and storage space, door to:

En-suite shower room

7'3 x 4'11 Walk-in shower cubicle, wall mounted wash basin, wall mounted close

coupled wc, velux window, fully tiled walls, laminate flooring

Bedroom 2

16'1 x 10'5 Central heating radiator, uPVC double glazed window, power points, fitted cupboards providing good hanging and storage space.

Bedroom 3

13' x 9'7 Central heating radiator, uPVC double glazed window, fitted cupboard offering good hanging and storage space power points.

Bathroom/wc

9'3 x 6'3 Fitted suite in white comprising bath, with electric shower above, vanity style wash basin unit, close coupled wc, ladder style central heating radiator, wall mounted Bluetooth controlled mirror, downlights, uPVC double glazed windows with internal window blinds, underfloor heating, fully tiled in ceramics.

Outside

The frontage comprises tegula stone driveway providing good off-road parking enclosed within remote controlled electric gates and brick wall.

Rear garden

Stone steps with feature solar lights leading to lawn area, Stone patio enclosed within feature brick wall with mirror inserts lights, all contained within fencing/ hedging and shrubs, log store accessible from rear porch.

Garage

17'8 x 8' Door access from side garden, metal up and over doors to the front, wall mounted central heating boiler, cold water tap, power points, lights – good storage

Tenure

Freehold

Council Tax

Band E – Stockport M B C

Possession

On completion

Purchase Price

£459,950

Postcode

SK8 3NU

Viewing Arrangements

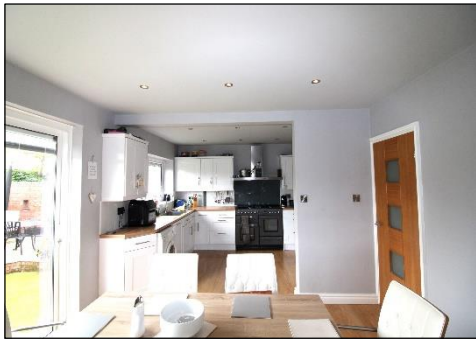
By appointment with the Agents

Note

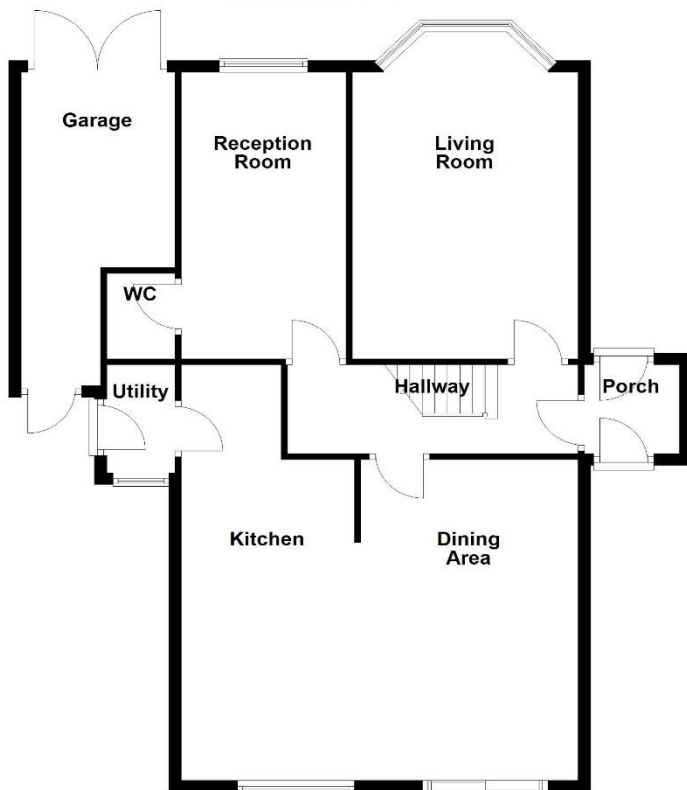
Roger W Dean & Company has not tested the gas appliances at this property and cannot therefore state that they are in full working order. We recommend the purchaser have them checked by a Gas Safe registered gas engineer.

Mortgages

We refer all of our mortgages to a local firm called Liquid Financial Services Limited, who are directly authorised mortgage brokers. They have access to the whole of the intermediary mortgage market and **do not charge any fees, so everything they do is for free.** You can contact them on 0161 610 2592 or 0161 610 2596.



Ground Floor



First Floor

