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13 St Ann's Road South Heald Green



'An Extended Four Bedroomed Semi-Detached Family Home'

- Gas fired central heating
- uPVC double glazed windows
- Entrance hall – ground floor wc
- Lounge open to dining room
- Large breakfasting kitchen
- Four family bedrooms
- Bathroom/wc with shower
- Attached storage/utility room
- Good off-road parking
- Large rear garden
- Great potential
- EPC rating D

Price: £535,000

An extended four bedroomed family home in need of some updating. The property offers adaptable family living accommodation and is situated in a convenient location. Comprising entrance porch and hallway, ground floor wc, lounge open to dining room and an extended fitted breakfasting kitchen with wooden beams. The first floor comprises three bedrooms and a bathroom/wc with shower. On the second floor there is a fourth bedroom with vanity sink unit. Gas fired central heating and uPVC double glazed windows are installed. The property offers a large rear garden plus good off-road parking to the frontage making this an ideal family home. The property is a short walk from the village centre where a range of amenities include shops for everyday needs, library, health centre, road transport by public/private operators and less than a mile from Heald Green station offering connections to the InterCity network. Within a radius of three-miles are schools, the shopping centres at Handforth Dean, Stanley Green, and Cheadle Royal, the leisure facilities at the David Lloyd Centre, The Village and Total Fitness Centre, connections to the national motorway network, the A555 by-pass, Manchester International Airport, the office centres at Simonsway, Styal Road and Ringway Road. Manchester and Stockport are some nine/six miles distant respectively, both offering a more comprehensive range of leisure/entertainment/recreational opportunities for the majority of tastes.

Directions

From our Heald Green Office proceed along Finney Lane towards Wilmslow Road, turn fourth right onto St Ann's Road South where the property will be found on the left hand side.

Entrance porch

Tiled step, light, hardwood door to:

Entrance hall

Feature stained glass window, central heating radiator, power points, gas meter cupboard, dado rail, coving.

Ground floor wc

Closed coupled wc, hand wash basin, half tiled walls, laminate flooring, extractor fan.

Lounge

12'5 x 11'8 Central heating radiator, uPVC double glazed window, power points, tv point, coving, open to:

Dining room

16'9 x 11'7 Central heating radiator, uPVC double glazed sliding patio doors overlooking the rear garden, feature 'Adam' wooden fire surround with black inset and tiled hearth, power points, two wall light points, coving.

Fitted breakfasting kitchen

18'11 x 15'11 Fitted with a range of wall and base units providing good storage and working surfaces, Belfast kitchen sink unit, space for 'Aga' – stainless steel splash back and extractor hood above, space for American fridge/freezer, plumbing for automatic washing machine, space for tumble dryer, beamed ceiling with velux windows, power points, breakfast bar area. Door to:

Storage/utility room

12'9 x 7'7 Fitted with wall and base cupboards, power points, wall mounted Potterton combi central heating boiler, cold water tap, electric meter, metal door to frontage.

From the hall stairs with railed balustrade to Landing: Double glazed window

Bedroom 1

17'5 x 9'11 Central heating radiator, uPVC double glazed window – secondary glazing, fitted wardrobes with bridging cupboards and drawer units providing hanging and storage space, power points, tv point, laminate flooring.

Bedroom 2

12'6 x 11'8 Central heating radiator, uPVC double glazed window, power points, fitted wardrobes providing hanging and storage space, feature fireplace.

Bedroom 3

8'10 x 7'5 Central heating radiator, uPVC double glazed window, power points, fitted wardrobes and drawers providing hanging and storage space, laminate flooring, picture rail.

Bathroom/wc

7'3 x 7'2 Fitted suite comprising bath with Mira shower over, pedestal wash basin, close coupled wc, central heating radiator, two uPVC double glazed windows, vinyl flooring, mirror fronted wall cabinet, half tiled in ceramics.

From the landing railed balustrade to 2nd floor Landing: Velux window, central heating radiator, eaves storage space.

Bedroom 4

18'11 (10'1) x 19'6 (8'9) 'L' shaped. Two central heating radiators, two uPVC double glazed windows, Velux window, power points, under eaves storage, wash basin set on vanity unit.

Outside

The frontage is pebbled and provides good off-road parking.

Rear garden

Block paved patio, lawn, concrete shed, external tap – all enclosed within fencing.

Tenure

Freehold

Council Tax

Band E – Stockport M B C

Possession

On completion

Purchase Price

£535,000

Postcode

SK8 3DZ

Viewing Arrangements

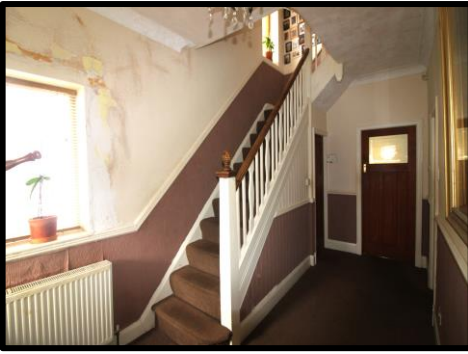
Accompanied by the Agents only

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.

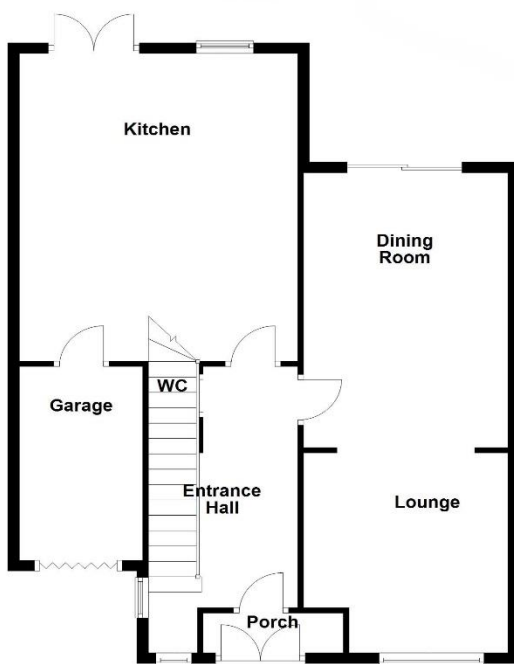
Mortgages

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.

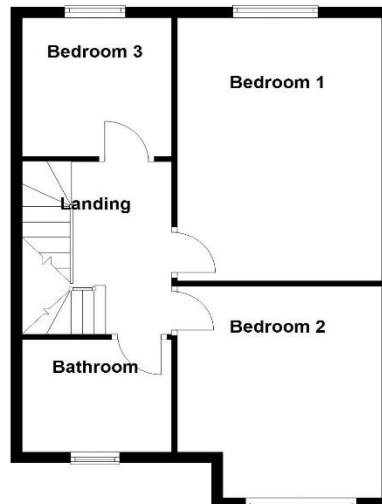


Floorplan

Ground Floor



First Floor



Second Floor

