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Visit our web site – [www.roger-dean.co.uk](http://www.roger-dean.co.uk)

## 64 Queensway Heald Green



### ‘An Extended Four Bedroomed Semi-Detached Family Home’

- Gas fired central heating
- uPVC double glazed windows & doors
- Entrance hall
- Lounge
- Fitted dining kitchen with appliances
- Bedroom with en-suite shower room
- Three further bedrooms
- Family bathroom/wc
- Attached garage
- Conservatory
- Off-road parking and neat gardens
- Awaiting EPC

**Price £485,000**

Immaculately presented this extended four bedroomed two-bathroom semi-detached property offers an ideal family home with flexibility and south facing gardens. Comprising entrance hall, large lounge, fitted dining kitchen with island breakfast bar, conservatory occupy the ground floor with four bedrooms – second 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 Queensway where the property will be found on the right-hand side.

### **Entrance porch**

6' x 2' Composite door, uPVC double glazed windows, door to;

### **Entrance hall**

11' x 6' Central heating radiator, cupboard housing meters, Karndean flooring. Door to:

### **Lounge**

25'10 x 11' Central heating radiators, uPVC double glazed bay window, power points, tv point, feature fire surround with inset gas fire and marble hearth, uPVC double glazed double doors to rear garden.

### **Fitted dining kitchen**

16'11 x 11' Fitted with a range of wall, base and drawer units providing good storage and granite working surfaces, stainless steel 1½ bowl single drainer sink unit with mixer tap NEFF electric double oven, integrated dishwasher, island with drawers/cupboards, breakfasting area induction hob with extractor above, space for American fridge freezer, power points, central heating vents in kick panels, uPVC double glazed window, caridean flooring, downlights. Dining area: Space for dining table, vertical central heating radiator, Karndean flooring, power points, double glazed doors to;

### **Conservatory**

12'1 x 7'1 uPVC double glazed windows and double patio doors, with insulated double-glazed glass roof, under floor heating, power points, central heating radiator, karndean flooring.

**From the hall stairs with railed balustrade to Landing:** Access to insulated and boarded loft via drop-down ladder – light, built in cupboard housing a condenser-combi central heating boiler.

### **Bedroom 1**

12'10 x 10' Central heating radiator, uPVC double glazed bay window, power points, fitted robes offering good storage and hanging space.

### **Bedroom 2**

16'1 x 7' Central heating radiator, uPVC double glazed window, power points, tv point, laminate flooring, door to;

### **En-suite shower room**

7' x 6' Walk-in shower cubicle, vanity style wash basin, close coupled wc, vertical central heating radiator, uPVC double glazed window, fully tiled walls and floor, downlights.

**Bedroom 3**

11'1 x 9'1 Central heating radiator, uPVC double glazed window, power points.

**Bedroom 4**

7' x 6'1 Central heating radiator, two uPVC double glazed windows, power points.

**Bathroom/wc**

8' x 5'1 Fitted suite in white comprising bath with shower attachment, pedestal wash basin, close coupled wc, vertical central heating radiator, wall mounted mirrored cupboards, fully tiled in ceramics, downlights, laminate flooring.

**Internal garage**

15' x 7'1 Metal up and over door, power points, plumbing for washing machine, space for tumble dryer, door to kitchen.

**Outside**

South facing garden, the frontage comprises block driveway providing good off-road parking, external power points - enclosed within fencing.

**Rear garden**

Block patio, lawn area, wooden decking area, space for shed with electric, external tap on wall under kitchen window, power points, all contained within fencing and hedging.

**Tenure**

To be advised

**Council Tax**

Band C – Stockport M B C

**Possession**

On completion

**Purchase Price**

**£485,000**

**Postcode**

SK8 3ET

**Viewing Arrangements**

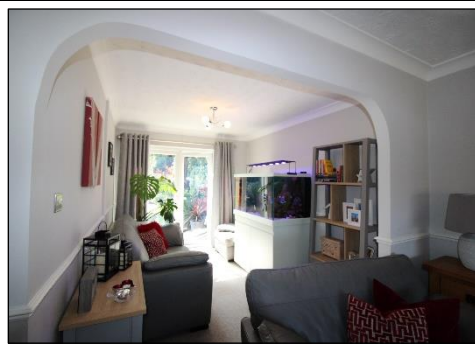
By appointment with the Agents

**Note**

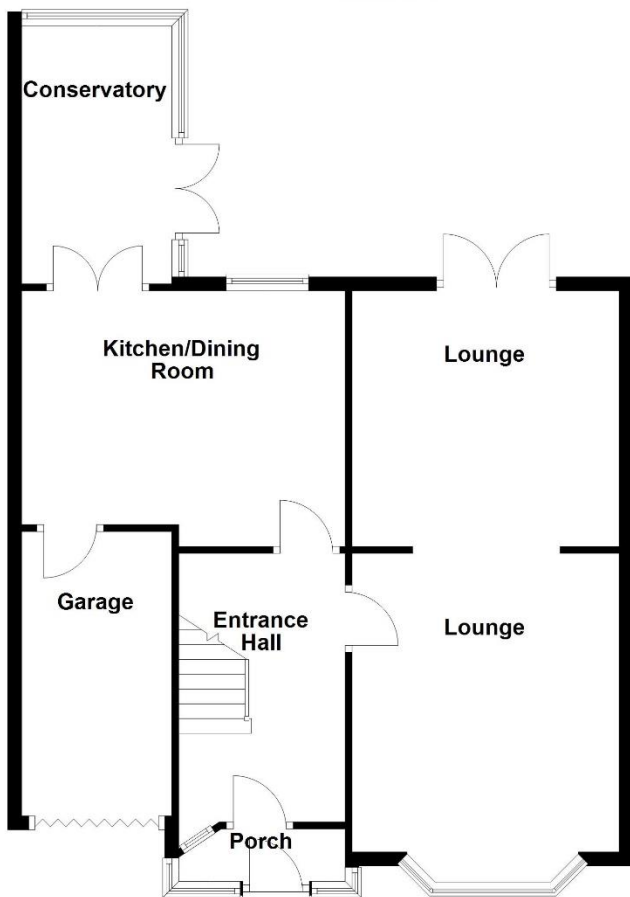
Roger W Dean & Company has not tested the gas appliances at this property and cannot therefore state that they are in full working order. We recommend the purchaser have them checked by a Gas Safe registered gas engineer.

**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

