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

# **18a Carsdale Road Woodhouse Park**



## **‘A Three Bedroomed Semi Detached Family Home’**

- No onward chain
- Gas fired central heating
- uPVC double glazed windows and doors
- Ground floor wc
- Lounge
- Dining room open to fitted kitchen
- Three bedrooms
- Bathroom/wc with shower
- Off-road parking for two cars
- Enclosed garden to the rear
- Close to transport links
- Awaiting EPC rating

**Price: £259,950**

Situated on a popular development, this three bedroomed semi-detached family home is presented in a pleasing order throughout and offers an excellent opportunity for a first time buyer or investor alike. The property features a pleasant standard of fixtures and fittings plus an enclosed garden to the rear and two allocated parking spaces. Carsdale Road is conveniently situated for local amenities including shops, library at The Forum, health centre, bus services and Metrolink system to surrounding areas plus rail travel from Heald Green station including connections to the InterCity network. At a radius of three miles or so are the shopping facilities at Cheadle Royal, Handforth Dean and Stanley Green (department/superstores), the leisure centres at The Forum, The Village, Total Fitness Centre and David Lloyd Centre, access to the national motorway network and the A555 bypass, the office centres/business parks at Simonsway, Styal Road and Ringway Road, Styal Mill Country Park (National Trust) and Manchester International Airport. Manchester and Stockport are some nine/six miles distant respectively both of which offer a more comprehensive range of leisure/entertainment/recreational amenities catering for the majority of tastes. Call our Heald Green Office to arrange an early appointment to view.

#### Directions

From our Heald Green Office proceed along Finney Lane onto Simonsway, turn second left onto Shadow Moss Road, third right onto Cornishway, first left onto Ravenscar Crescent, third left onto Carsdale Road, the property can be found on the right hand side.

#### Accommodation

##### Entrance hall

5' x 3' Central heating radiator, power point, door to:

##### Ground floor wc

5' x 2'1 Close coupled wc, corner wash basin with tiled splash-back, central heating radiator, uPVC double glazed window.

##### Lounge

13' x 14' Central heating radiators, uPVC double glazed windows, power points, tv point, phone point, under -stair storage cupboard.

##### Dining room

10' x 7' Central heating radiator, uPVC double glazed window, uPVC double glazed double doors to rear gardens, open to:

##### Kitchen

10' x 6' Fitted with a range of wall and base units, stainless steel sink with mixer tap, integrated electric oven/grill, four burner gas hob with extractor hood above. Plumbing for washing machine, integrated dishwasher, space for fridge freezer, power points, tiled to work areas. uPVC double glazed window, wall mounted central heating boiler, laminate flooring

**From the lounge, stairs with handrail to Landing:**

##### Bedroom 1

13'10 x 8'2 Central heating radiator, uPVC double glazed window, power points, tv point.

##### Bedroom 2

9'10 x 8'2 Central heating radiator, uPVC double glazed window, power points.

##### Bedroom 3

10'8 x 5'8 Central heating radiator, uPVC double glazed window, power points, built-in cupboard providing storage space, loft access

##### Bathroom/wc

5'7 x 5'5 Suite in white comprising bath, pedestal wash basin, close coupled wc, ladder style central heating radiator, tiled walls, uPVC double glazed window.

##### Outside

The frontage and side comprises lawn area with bushes, off-road parking for two cars. Side gate gives access to enclosed rear garden which is paved for ease of maintenance, garden shed.

##### Tenure

Leasehold – 979 years

##### Ground rent

£170.00 pa

##### Council Tax

Band B – Manchester CC

##### Possession

On completion

##### Postcode

M22 0HQ

##### Purchase Price

**£259,950**

##### Viewing Arrangements

By appointment with the agents.

##### 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.

##### 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.

