

Roger W Dean & Company Ltd

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Roger Dean

**Estate Agents
Valuers**

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

46 Broadoak Drive Benchill



‘A Four Bedroomed Semi-Detached Family Home’

- Gas fired central heating
- uPVC double glazed windows
- Ground floor wc
- Lounge
- Fitted kitchen
- Four bedrooms
- Ground Floor Bathroom
- Off-Road Parking
- Close to transport links
- No onwards chain
- Viewing recommended
- EPC rating D

Price: £245,000

A four bedroomed semi-detached home which would suit a family or an investor looking to add to their portfolio. The property comprises entrance hall, ground floor wc, lounge, fitted kitchen, family room/dining room, ground floor bathroom and four bedrooms on the 1st floor. A driveway provides off-road parking and gardens to the rear completes the picture. Conveniently situated for a wide range of amenities including local shops/markets at Civic Centre, leisure/entertainment activities at The Forum and The Woodhouse Park Lifestyle Centre, health centre, business parks/office centres at Styal Road, Ringway Road and Simonsway, access to the national motorway network, Metrolink system, Manchester International Airport (hotels/rail station) and schools – all of which are within a radius of three miles or so. Manchester and Stockport are some nine/six miles distant respectively both of which provide a more comprehensive range of leisure/entertainment/recreational activities catering for the majority of tastes. Call us now for an appointment to view.

Directions

From our Heald Green Office proceed along Finney Lane turn right onto Styal Road and continue for one mile approximately and turn left onto Hollyhedge Road and continue for one mile approximately. Turn right onto Broadoak Road, third right into Broadoak Drive where the property will be found on the left-hand side.

Entrance hall

11' x 3'1 Central heating radiator, cupboard housing electric and gas meter. Doors to:

Ground floor wc

6'1(2'1) x 5'1(3') L shaped suite in white comprising close coupled wc, wall mounted wash basin with tiled splash back, central heating radiator, uPVC double glazed window.

Ground Floor Bathroom/wc

5'1 x 5' White suite comprising bath with shower over, pedestal wash basin, half tiled walls, central heating radiator, vinyl flooring, spotlight lighting, uPVC double glazed window.

Family Room

10' x 8'1 Central heating radiator, power points, uPVC double glazed window.

Lounge

13'1 x 11' Central heating radiator, uPVC double glazed bay window, power points, tv point. Door to:

Kitchen

11'1 x 6'1 Fitted with a range of base and wall cupboards, providing storage and work surfaces, wall mounted central heating boiler, stainless steel single drainer sink unit with mixer tap, integral electric oven with electric hob, plumbing for washing machine, tiled flooring, central heating radiator, power points, uPVC double glazed window. Door to rear garden.

Stairs with handrail to Landing: uPVC double glazed window, power point, access to loft area

Bedroom 1

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

Bedroom 2

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

Bedroom 3

11'1 x 8' Central heating radiator, uPVC double glazed window, power points.

Bedroom 4

10'1 x 8' Central heating radiator, uPVC double glazed window, power points.

Outside

Driveway offering good off-road parking, Path and lawn area leading to the house

Rear garden

lawn area, all enclosed within fencing.

Tenure

Freehold

Council Tax

Band C – Manchester CC

Possession

On completion

Postcode

M22 8JW

Purchase Price

£245,000

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.

