

**Roger W Dean & Company Ltd**

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***Roger Dean***

**Estate Agents  
Valuers**

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

## **4 Broadoak Drive Benchill**



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

- Gas fired central heating
- uPVC double glazed windows
- Ground floor wc
- Lounge – dining room
- Fitted kitchen
- Three bedrooms
- Bathroom/wc with shower
- Off-road parking
- Gardens to front and rear
- Close to transport links
- Viewing recommended
- EPC rating D

**Price: £239,000**

This three bedroomed semi-detached home would suit a first-time buyer, family or an investor looking to add to their portfolio. The property comprises entrance hall, ground floor wc, lounge, dining room open to fitted kitchen, three bedrooms and a family bathroom/wc with shower. A driveway provides off-road parking and gardens to the front and 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 right-hand side.

### Accommodation

Coach lamp, door to:

### Entrance hall

Central heating radiator, power point. Door to:

### Ground floor wc

4'7 x 2'7 Suite in white comprising close coupled wc, hand wash basin with tiled splash back, central heating radiator, uPVC double glazed window.

### Lounge

13'11 x 11'11 Central heating radiator, uPVC double glazed window, power points, tv point, door to under stair storage cupboard housing circuit breaker, sliding door leading to;

### Dining kitchen

15'1 x 10'6 **Dining area:** Central heating radiator, power points, uPVC double glazed double doors to rear garden. Open to **Kitchen area:** Fitted with a range of base and wall cupboards, providing storage and work surfaces, central heating boiler, stainless steel single drainer sink unit with mixer tap, electric oven, four burner gas hob, extractor hood above, power points, uPVC double glazed window,

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

### Bedroom 1

13'5 x 8'7 Central heating radiator, uPVC double glazed window, power points.

### Bedroom 2

11'3 x 8'7 Central heating radiator, uPVC double glazed window, power points.

### Bedroom 3

8'10 x 6'3 (L shaped) Central heating radiator, uPVC double glazed window, power points, cupboard providing storage space.

### Bathroom/wc

6'10 x 6'3 White suite comprising bath with shower over, pedestal wash basin, close coupled wc, half tiled walls, uPVC double glazed window.

### Outside

The frontage comprises lawn behind low brick curtilage wall with wrought iron embellishments, gated driveway provides off-road parking, fence with gate to:

**Rear garden:** lawn area, all enclosed within fencing.

### Tenure

Leasehold

### Council Tax

Band C – Manchester CC

### Possession

On completion

### Postcode

M22 8FW

### Purchase Price

**£239,000**

### 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.

