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Roger Dean

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

13 Olney Avenue Benchill



‘An Extended Five Bedroomed Family Home’

- Gas fired central heating
- uPVC double glazed windows and doors
- Ground floor bedroom/en-suite
- Lounge open to dining room
- Fitted kitchen
- Four further bedrooms
- Bathroom/wc with shower
- Off-road parking
- Garden to rear
- Close to transport links
- Viewing recommended
- EPC D

Price: £410,000

This extended five bedroomed end of mews home offers flexible and good accommodation. The property comprises entrance hall, ground floor bedroom with en-suite shower room, lounge open to dining room, fitted kitchen, four further bedrooms and a family bathroom/wc with shower. 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 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 distance 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 and through Simonsway. Turn right onto Brownley Road and continue for one mile approximately. Turn left onto Royalthorn Road, third left onto Olney Avenue where the property will be found in the corner of the left-hand side.

Entrance hall

4' x 4' Central heating radiator, power points, cupboard housing electric meter.

Lounge open to dining room

26'1(11'1) x 28'(9'10) L shaped room, central heating radiator, uPVC double glazed patio door, power points, tv point, laminate flooring, Velux windows and two uPVC windows. Doors to:

Kitchen

13'1 x 8'0 Fitted with a range of base and wall cupboards providing storage and work surfaces, wall mounted central heating boiler, vertical central radiator, stainless steel single drainer sink unit with mixer tap, integrated electric oven, integrated gas hob, plumbing for washing machine and space for fridge-freezer, power points, uPVC double glazed window, laminate flooring.

Bedroom 5 (Ground floor)

13'1 x 9' uPVC window, central heating radiator, power points. Door to:

Ground floor en-Suite

8' x 4'10, electric shower, pedestal sink, ladder style central heating radiator, low level wc, fully tiled flooring. From the hall stairs with handrail:

Stairs handrail to landing

6'1 x 2'1 uPVC window at the top of landing, central heating radiator, access to loft. Doors to:

Bedroom 1

23'11(3'1) x 16'(9') L shaped bedroom. Central heating radiator, uPVC double glazed window, power points. Door to:

En-Suite Shower Room

7' x 5', walk in shower cubicle, pedestal sink, ladder style central heating radiator, low-level w/c, uPVC windows, fully tiled walls and flooring.

Bedroom 2

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

Bedroom 3

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

Bedroom 4

8'11 x 7' Central heating radiator, uPVC double glazed window, power points, built in shelves over bulk head.

Bathroom/wc

5' x 5' White suite comprising bath with shower over, pedestal wash basin, close coupled wc, half tiled walls, uPVC double glazed window.

Outside

Off-road parking and gravel front with path leading to rear garden.

Rear garden

Path wrapping round the rear leading to a paved patio area, raised lawn area on the rear and side.

Tenure

To be advised

Council Tax

To be advised

Possession

On completion

Purchase Price

£410,000

Postcode

M22 8AB

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.

