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

34 Daisy Bank Lane Heald Green



‘A Four Bedroomed Semi-Detached Extended Family Home’

- Large corner plot
- uPVC windows
- Lounge
- Open plan dining kitchen
- Four bedrooms
- Freeholder
- Garden to back and side
- Three bathrooms
- Free standing garage
- Fields to rear
- Viewing recommended
- Awaiting EPC rating

Offers over: £450,000

Built in 1991 this four bedroomed end terraced home makes an ideal family home offering good accommodation in a convenient location. Comprising gas fired central heating, uPVC double glazed windows, lounge, fitted dining kitchen. There are three double bedrooms and one single bedroom. As well as an en-suite, main bathroom and a shower room. The property also benefits from a garden to the rear. Heald Green Village offers a variety of shops, cafes, restaurants, library and good bus and train links. The nearest Metrolink is Peel Hall tram stop which is approximately less than ½ mile away from the property, which connects to Manchester Airport, the bus station at Manchester airport, the civic centre in Wythenshawe and then onwards into Manchester. The Civic Centre offers supermarkets, shops, cafes, banks and a lively market. There are many facilities to be found at the Forum Centre including entertainment and leisure activities. There is a good selection of schools within a three-mile radius. Manchester and Stockport are some nine/six miles distant, respectively, both of which provide a more comprehensive range of leisure and other recreational activities, catering for the majority of tastes.

Directions

From our Heald Green Office proceed right along Finney Lane, turn right into Daisy Bank Lane where the property will be found on the right-hand side.

Accommodation

Gate to: Driveway leads to uPVC double doors to kitchen

Kitchen

16'7 x 9'5 Open plan kitchen- diner Fitted wall and base units providing storage, oak surfaces, Belfast sink, gas cooker point, integrated dishwasher, power points, uPVC double glazed windows, Tiled underfloor heating throughout to

Dining room

11'9 x 8'9 uPVC double glazed window, power point, electric meter, Farley door to:

Utility Room

8'7 x 6'5 Housing boiler, space for washing machine and dryer, stop tap, underfloor heating, solid oak surfaces, half tiled, barn door leading to garden

Shower Room

5'11 x 8'7 Low level wc, hand wash basin and shower cubicle with attachment above and handheld, tiles and panelled walls.

Lounge

12'2 x 16'3 uPVC double glazed window, electric fireplace, power points, tv point, central heated radiator.

From the hall stairs with handrails to Landing:

Power points, uPVC double glazed window, storage cupboard understairs , , access to boarded loft area via drop down ladder.

Bedroom 1

16'8 x 9'7 uPVC double glazed windows, power points, central heating radiator. Door to

Ensuite

6'3 x 6' cubicle shower, low level wc, bidet, close couple sink, ladder style radiator, tiled and laminate flooring.

Bedroom 2

9'6 x 8'11 uPVC double glazed window, power points, central heating radiator.

Bedroom 3

12'2 x 9'9 uPVC double glazed window, power point, central heating radiator.

Bedroom 4

12'2 x 6'4 uPVC double glazed window, power point, central heating radiator.

Bathroom

11'9 x 5'10 Bath, cubicle shower, pedestal wash basin, pull chain toilet, uPVC double glazed window, tiled in ceramics.

Outside

The large corner plot provides gardens to the side and rear of the property. Comprises a driveway providing off-road parking, lawns with surrounding flower/shrub beds behind low brick walling. CCTV, outside taps

Rear garden

Comprising paved driveway, lawns with surrounding flower/shrub borders, with three garden sheds.

Garden room

19'8 x 9'10 Insulated roof and flooring, power points and water supply

Garage

17'10 x 12'11 electric supply cctv, light, power point.

Tenure

Freehold

Council Tax

Band D – Stockport M B C

Possession

On completion

Purchase Price

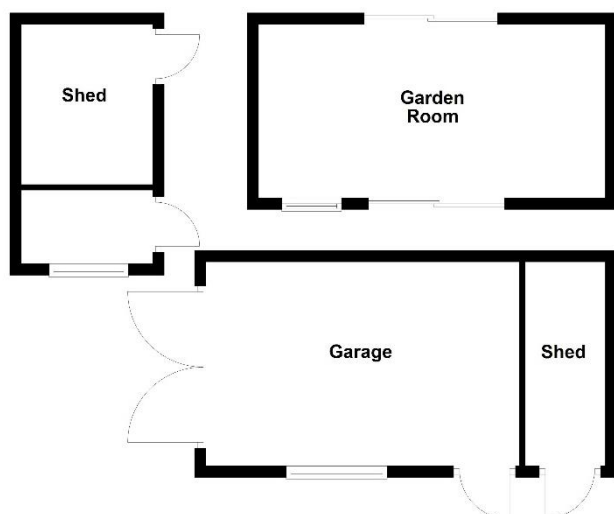
£520,000

Postcode

SK8 3JW

Viewing Arrangements

Accompanied by the Agents only

**Note**

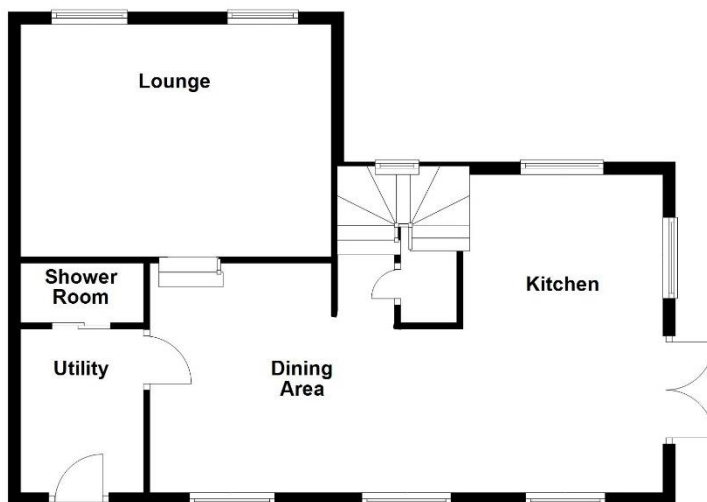
Roger W Dean & Company has not tested the gas appliances at this property and cannot therefore state that they are in full working order. We recommend the purchaser have them checked by a Gas Safe registered gas engineer.

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

