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Flat 23b, Brandon Avenue, Heald Green



‘A One Bedroomed First Floor Flat with Lounge- Diner’

- No forward chain
- Wooden framed double-glazed windows
- One bedroom
- Lounge / Diner
- First floor position
- Shower room/wc
- Communal carpark with parking spot
- Communal garden
- Own door access
- Gas fired central heating
- Fitted kitchen
- EPC TBA

Price: £150,000

Offered for sale with no forward chain, this first floor one bed roomed apartment offers own door access, fitted kitchen, lounge- diner, bedroom shower room/wc. Conveniently located for Manchester International Airport (hotels/rail station), Metrolink system, Heald Green train station, access to the national motorway connections, the leisure facilities at David Lloyd Centre, Hallmark Hotel, The Village and Total Fitness Centre, plus shopping facilities at Cheadle Royal, Handforth Dean and Stanley Green (department/superstores) all of which are within a radius of three and a half miles or so. Manchester and Stockport are some nine/six miles distant respectively, both providing a more comprehensive range of leisure/entertainment/recreational activities catering for a wide range of tastes. A viewing of this flat is highly recommended.

Directions

From our Heald Green Office proceed along Finney Lane turn left onto St Anne Road North, take your first left onto Brown Lane then your first right onto Brandon Avenue follow the road around where the property will be on your right-hand side.

Entrance Hall

6'2 x 3'7 Power point, electric fuses, stairs to

Hallway

11'7 x 7'9 Central heating radiator, power points, loft access, wooden framed single glazed windows

Lounge/ Diner

Lounge: 12'2 x 11'9 **Diner:** 9'1 x 5'10 Central heating radiator, wooden framed single glazed windows, power points, tv point, phone point.

Kitchen: 10'3 x 5'3 Fitted with a range of wall and base units providing good storage and working surfaces, stainless steel single drainer sink unit with mixer tap, freestanding gas oven/grill, power points, boiler attached to wall, wooden framed single glazed windows, laminate flooring.

Bedroom 1

13'8 x 9'5 Central heating radiator, wooden framed single glazed windows, built in wardrobe, power points.

Shower room/wc

8'6 x 5'10 Fitted suite, pedestal wash basin, close coupled wc, bath with electric shower over, wooden framed single glazed windows, laminate flooring, mirror fronted cabinet, full tiled in ceramics.

Outside

The flats are set in communal gardens with shrub/bushes and fencing, communal parking to rear.

Tenure

Leasehold – 999 years

Ground Rent

£30 per annum

Council Tax

Band B – Stockport MBC

Possession

On completion

Postcode

SK8 3SG

Purchase Price

£150,000

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.

