

Roger Dean
218 Finney Lane
Heald Green
Cheadle, Cheshire
SK8 3QA
Tel: 0161 437 0711
Email: carole@roger-dean.co.uk



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

12 St Ann's Road South Heald Green



‘A Three Bedroomed Semi-Detached Family Home’

- Gas fired central heating
- uPVC double glazed windows
- Entrance hall
- Lounge / Dining Room
- Fitted kitchen
- Three family bedrooms
- Bathroom with shower
- No onward chain
- Good off-road parking
- Viewing recommended
- Great potential
- EPC rating TBA

Price: £360,000

A three bedroomed family home in need of updating. The property offers adaptable family living accommodation and is situated in a convenient location. Comprising entrance porch, hallway, open lounge / dining room, office and a fitted kitchen. The first floor comprises three bedrooms a bathroom with shower and separate wc. Gas fired central heating and uPVC double glazed windows are installed. The property offers a rear garden plus good off-road parking to the frontage making this an ideal family home. The property is within half a mile from the village centre where a range of amenities include shops for everyday needs, library, health centre, road transport by public/private operators are less than a mile from Heald Green station offering connections to the InterCity network. Within a radius of three-miles are schools, the shopping centres at Handforth Dean, Stanley Green, and Cheadle Royal, the leisure facilities at the David Lloyd Centre, The Village and Total Fitness Centre, connections to the national motorway network, the A555 by-pass, Manchester International Airport, the office centres at Simonsway, Styal Road and Ringway Road. Manchester and Stockport are some nine/six miles distant respectively, both offering a more comprehensive range of leisure/entertainment/recreational opportunities for the majority of tastes.

Directions

From our Heald Green Office proceed along Finney Lane towards Wilmslow Road, turn fourth right onto St Ann's Road South where the property will be found on the right-hand side.

Accommodation

Hardwood door to:

Entrance Porch

Brick walls, Hardwood door to:

Entrance hall

10'11 x 6'5 uPVC window, central heating radiator, power points, cupboard housing electric meters, dado rail.

Lounge/ Dining room

25'8 x 11'3 Central heating radiator, uPVC double glazed bay window, brick surround fireplace with shelf, power points, tv point, coving, glazed door to:

Office

9'3 x 8'9 Power points, glazed door with matching side window, Central heating radiator, french door to rear garden.

Fitted kitchen

11'7 x 8'4 Fitted with a range of wall and base units providing good storage and working surfaces, kitchen sink unit stainless steel 1½ bowl single drainer sink unit with mixer tap, extractor hood above, space for fridge/freezer, plumbing for washing machine, space for tumble dryer, power points.

From the hall stairs with railed balustrade to Landing: Double glazed window

Wc

Low level wc, Upvc double glazed window

Bathroom

5'5 x 5'5 Fitted suite comprising bath shower over, pedestal wash basin, central heating radiator, uPVC double glazed window, half tiled in ceramics.

Bedroom 1

11'5 x 10'7 Central heating radiator, uPVC double glazed bay window, power points, tv point.

Bedroom 2

11'6 x 9'7 Central heating radiator, uPVC double glazed window, power points.

Bedroom 3

7'11 x 6'6 Central heating radiator, uPVC double glazed window, power points.

Outside

The frontage is paved with a lawn area, shrubs and provides good off-road parking.

Rear garden

Block paved patio, lawn, external tap – all enclosed within fencing.

Attached Brick Garage

19'4 x 8'4 Metal up and over door, personal doors to kitchen and rear garden, wooden framed window, power points.

Tenure

Leasehold

Council Tax

Band D – Stockport M B C

Possession

On completion

Purchase Price

£360,000

Postcode

SK8 3DZ

Viewing Arrangements

Accompanied by the Agents only

Note

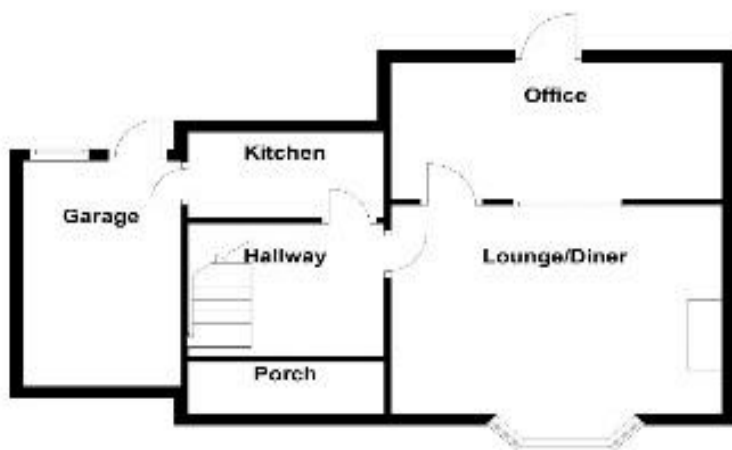
Roger W Dean & Company has not tested the gas appliances at this property and cannot therefore state that they are in full working order. We recommend the purchaser have them checked by a Gas Safe registered gas engineer.

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

