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Roger Dean

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

77 St Ann's Road North Heald Green



‘A Spacious Four Bedroom Detached Family Home with Two Bathrooms’

- **No onward chain**
- **Freehold property**
- **Solar Panels – owned by property**
- **Entrance hall - ground floor wc**
- **Lounge and sitting room**
- **Fitted dining kitchen**
- **Family bedrooms**
- **Utility Room**
- **Two Shower rooms and ground floor WC**
- **Gas fired central heating**
- **Viewing recommended**
- **EPC: C**

Offers over: £650,000

Roger W Dean & Co Ltd for themselves and for the vendor(s) of this property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and no warranty is given by the vendor(s), or their agents, or any person in their employment Offered subject to contract, prior sale or withdrawal.

Offered for sale with no onward chain, this well presented four bedroomed detached home offers an entrance hallway with understair wc, lounge and sitting area, fitted kitchen/ diner, separate utility room, office and shower room occupy the ground floor with four bedrooms and a family bathroom/wc on the first floor. Gas fired central heating and uPVC windows incorporating sealed unit double glazing have been installed. Externally there is a driveway providing good off-road parking, a car port and gardens to front and rear.

St Ann's Road North is located between Heald Green and Gatley - within one mile or so of both the village centres where a range of amenities include shops for everyday needs and rail travel from Heald Green/Gatley Stations including connections to the InterCity network.

Within a radius of three miles are schools for varying ages, the shopping centres at Cheadle Royal, Handforth Dean and Stanley Green (department/superstores), the leisure facilities at The David Lloyd Centre, Hallmark Hotel, The Village and Total Fitness Centre, access to the national motorway system and the newly opened A555 bypass, Manchester International Airport (hotels/rail station), the office centres/business parks at Simonsway, Ringway Road and Styal Road. Manchester and Stockport are some nine/six miles distant respectively, both offering a comprehensive range of leisure/ entertainment/recreational opportunities for the majority of tastes. Call our Heald Green office for an appointment to view.

Directions

From our Heald Green Office proceed along Finney Lane, turn third left onto St Ann's Road North continue for approximately one mile where the property will be found on the left-hand side

Accommodation

Entrance porch

8'8 x 4'1 uPVC porch, tiled floor, uPVC door to:

Entrance hall

12' x 5'11 Central heating radiator, power point, alarm system, door to:

Ground floor wc

5'4 x 4'5 Fully tiled, close coupled wc, wash basin on vanity unit, mirror, tiled to splash areas, tiled floor, uPVC double glazed window.

Lounge

26'9 x 11'10 Two central heating radiators, uPVC double glazed window, fire surround with inset brick surround, power points, tv point, sliding aluminium triple glazed patio doors to sitting room.

Fitted kitchen/ Diner

24'3'x 17'11 Fitted with a range of wall and base units providing good storage and working surfaces, stainless steel double drainer sink unit – mixer tap, Electrolux oven/grill, Electrolux four burner gas hob with extractor hood above, integrated fridge, power points, fully tiled walls, downlights, uPVC door to:

Side porch

5'2 x 4'7 uPVC superstructure, tiled floor, cupboard housing boiler, door to rear garden, door to:

Utility room

16'8 x 8'3 Washing machine, Hotpoint tumble dryer, power points, fitted cupboards providing good storage space, space for fridge freezer, tiled floor.

Sitting room

14' x 12'6 Central heating radiator, power points, tv point, sliding aluminium triple glazed patio doors to sitting room.

Office

30'9 x 9'10 uPVC double glazed window, central heating radiator, tv point, skylight, wood cabinet's, door to:

Wet room

10'10 x 10'5 Fitted suite, walk in shower, cubicle shower, ladder style radiator, fully tiled, cabinet proving good storage.

From the hall stairs with handrails to

Landing: Central heating radiator, uPVC double glazed window, power point, access to insulated loft area

Bedroom 1

14'3 x 13'10 Central heating radiator, uPVC double glazed window – secondary glazing, power, built in wardrobes and side tables closet providing good hanging/storage.

Bedroom 2

12'7 x 11'1 Central heating radiator, uPVC double glazed window – secondary glazing, power points, fitted wardrobes providing good hanging and storage space, fitted dresser.

Bedroom 3

12' x 11'11 Central heating radiator, uPVC double glazed window – secondary glazing, power points, fitted wardrobes.

Bedroom 4

9'9 x 9'4 Central heating radiator, uPVC double glazed window – secondary glazing, power points, fitted wardrobes and dresser.

Bathroom/wc

7'8 x 5'11 Fitted suite in white comprising wash basin and wc, Shower cubicle with electric shower, chrome ladder style radiator, mirror, cabinet providing good storage, uPVC double glazed window, fully tiled walls, downlights.

Outside

The frontage comprises lawn with shrubs, flower beds, driveway provides good off-road parking, solar panelled front and back roof, security cameras, car port and leads to:

Rear garden

Paved patio area, raised lawn with surrounding flower/shrub beds, small ornamental pond, garden shed, enclosed within fencing, side pathways lead through gates to front.

Tenure

Freehold

Council Tax

Advised as Band G– Stockport M B C

Possession

On completion

Purchase Price

Offers over: £650,000

Postcode

SK8 4RZ

Viewing Arrangements

Accompanied by the Agents only

Note

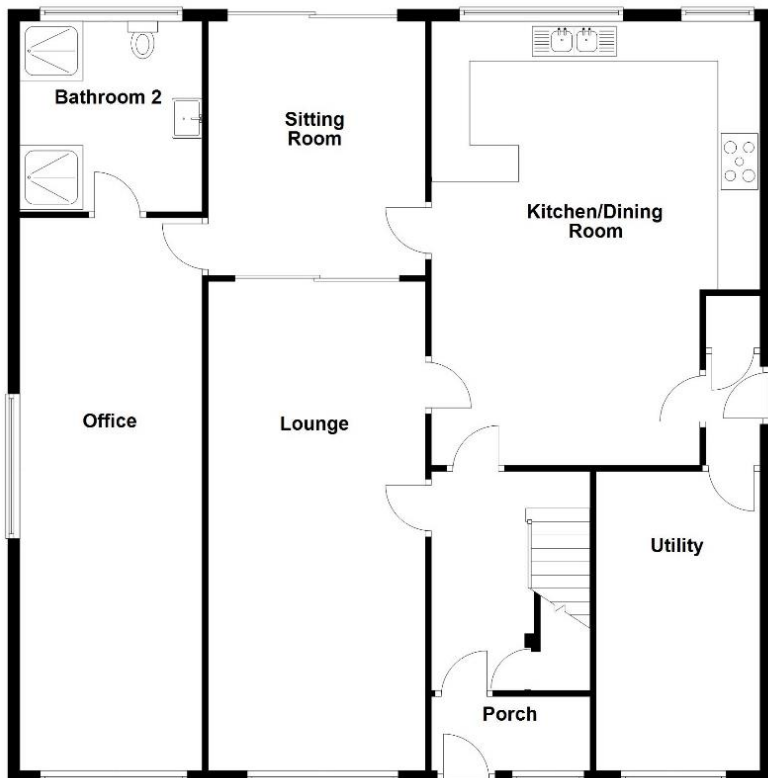
Roger W Dean & Company has not tested the gas appliances at this property and cannot therefore state that they are in full working order. We recommend the purchaser have them checked by a Gas Safe registered gas engineer.

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

