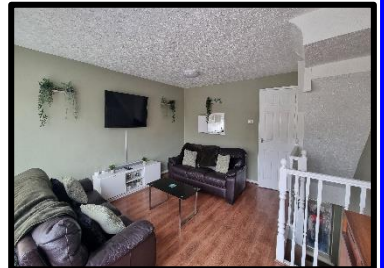


Roger W Dean & Company Ltd
218 Finney Lane
Heald Green
Cheadle, Cheshire
SK8 3QA
Tel: 0161 437 0711
Email: carole@roger-dean.co.uk



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

36 Crantock Drive Heald Green



‘A Four Bedroomed Town House With Family Room’

- Gas fired central heating
- uPVC windows and doors
- Entrance hall
- Ground floor wc
- Lounge
- Fitted kitchen
- Bathroom/wc
- Four bedrooms
- Family room
- Off-road parking
- Convenient location
- EPC rating C

Price : £340,000

Conveniently located, this four bedroomed mid town house offers flexible family accommodation and includes a family room. Crantock Drive is located within a quarter mile of the village centre where a range of amenities includes, shops, library, health centre, bus services and train travel from Heald Green station including connections to the InterCity network. Within a radius of three miles are the shopping centres at Cheadle Royal, Handforth Dean and Stanley Green (department/superstores), the leisure facilities at The David Lloyd Centre, The Village and Total Fitness Centre, schools, access to the national motorway network, Manchester International Airport (hotels/rail station), the office centres/business parks at Simonsway and Styal Road and the Styal Country Park (National Trust). Manchester and Stockport are some nine/six miles distant respectively, both offering a more comprehensive range of leisure, entertainment and recreational activities catering for the majority of tastes.

Directions

From our Heald Green Office proceed along Finney Lane turn right onto Queensway, fourth right onto Crantock Drive then turn left to stay on Crantock Drive the road, follow the road around where the property will be found on your right hand side.

Accommodation

Entrance porch

uPVC windows and door, powerpoints, central heating radiator door to:

Entrance hall

7'9 x 6'4 Central heating radiator, power points, laminated flooring doors to:

Ground wc

4'11 x 2'5 Central heating radiator, low level wc, wall mounted sink with vanity unit, door to:

Bedroom 4

19'3 x 7'9 Central heating radiator, uPVC double glazed window, power points, cupboard housing eltric's

Family room

14'11 x 7'8 Central heating radiator, uPVC, power points, space for fridge freezer, housing boiler, tiled floor, sliding patio doors to rear

From the entrance hall stairs lead to:

Lounge

15'4 x 15'2 uPVC double glazed window, central heating radiator, power points, tv point

Fitted kitchen

12'2 x 8'8 Fitted with a range of wall, base and drawer units providing good storage and working surfaces, stainless steel single drainer sink unit with mixer tap, space for gas cooker, plumbing for automatic washing

machine and space for dryer, uPVC double glazed window, central heating radiator

Bathroom/wc

7'11 x 5'11 Fitted suite comprising bath with shower over, pedestal wash basin, low level wc, central heating radiator, uPVC double glazed window, half tiled wall, laminate flooring

From first floor landing stairs with handrail to second floor landing:

Bedroom 1

15'2 x 14'4 Central heating radiator, uPVC double glazed window, power points, laminate flooring

Bedroom 2

12'11 x 8'8 Central heating radiator, uPVC double glazed window, power point, laminate flooring

Bedroom 3

9'5 x 6'2 Central heating radiator, uPVC double glazed window, power points

Outside

Paved frontage providing good off-road parking.

Rear garden – Patio area with lawns enclosed within fencing.

Tenure

Leasehold..

Council Tax

House – Band C – Stockport MBC

Possession

On completion

Postcode

SK8 3EZ

Purchase Price

£340,000

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.

