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

52 Etchell's Road Heald Green



‘A Three Bedroomed Semi Detached Family Home’

- Freehold
- No forward chain
- Extended
- Lounge to dining room
- Fitted kitchen
- Three bedrooms
- Bathroom and downstairs wc
- Gardens to rear
- Close to transport links
- Convenient location
- Viewing recommended
- Awaiting ECP

Offers over: £400,000

This extended three bedroomed semi detached home offers good family accommodation in a convenient location. Etchell's Road is located close to 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 left onto Wilmslow road, then first right onto Etchell's road, where property will be found on your right hand side.

Accommodation

Porch

6'6 x 2'0 uPVC door, gas meter, uPVC door to

Entrance hall

10'11 x 6'6 uPVC door, power points, Central heating radiator, built in cupboard housing electric meter, storage cupboard offering good storage and hanging space.

Lounge

15'3 x 11'3 uPVC double glazed windows, Central heating radiator, power points, tv point, ornate built feature fire surround with fireplace.

Dining Room

9'5 x 8'6 Central heating radiator, power points, uPVC double glazed windows and door leading to

Sitting room

10'4 x 10'2 uPVC double glazed windows and door, Central heating radiator, power point, tv point, laminate flooring, uPVC double glazed windows and door leading to rear garden.

Fitted kitchen

19'2 x 13'5 Fitted with a range of wall, base and drawer units providing good storage and working surfaces, stainless steel 1½ bowl single drainer sink unit with mixer tap, integrated cooker and grill, plumbing for washing machine, space for a dryer, space for dishwasher, space for fridge/freezer, power points, uPVC double glazed windows and door leading to rear garden.

WC 6'11 x 4'11 uPVC double glazed window, Central heating radiator, close coupled wc, tiled floor.

Garage Housing boiler, pull up and over metal door.

From the hall stairs to landing

Access to insulated loft

Bedroom 1

12' x 10'4 Central heating radiator, uPVC double glazed window, power points, built in robes,

Bedroom 2

11'11 x 10'4 uPVC double glazed window, Central heating radiator, power points, .

Bedroom 3

7'11 x 7'4 uPVC double glazed window, Central heating radiator, power point.

Bathroom

7'5 x 8'6 Fitted suite comprising bath with shower over, pedestal wash basin, Central heating radiator, uPVC double glazed window, tiled walls, laminate flooring.

Outside

Paved area behind low wooden fencing.

Rear garden – South facing, paved area, lawn area, enclosed by fencing.

Tenure

Freehold

Council Tax

Band C – Stockport MBC

Possession

On completion

Postcode

SK8 3AU

Purchase Price

£400,000

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.

