

Roger W Dean & Company Ltd

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Roger Dean

***Estate Agents
Valuers***

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

13 Birchdale Avenue Heald Green



‘Two Bedroomed Semi-Detached Bungalow’

- Two Bedrooms
- uPVC windows and doors
- Entrance hall
- Lounge
- Fitted kitchen
- Viewing Recommended
- Concrete garage
- Shower room
- Loft room (potential bedroom three)
- Off-road parking
- Garden to front & rear
- Awaiting EPC rating

Price: £295,000

Offered for sale this two/three bed roomed semi-detached bungalow provides an outstanding opportunity for a couple, family or investor. The property benefits from electric heating, uPVC double glazed windows, gardens to front and rear with off-road parking. The location is convenient with a wide range of amenities on offer in the vicinity, within a radius of 3 miles or so are shops at Heald Green village, Manchester International Airport (hotels/rail station), access to the national motorway network, A555 bypass, train travel from Heald Green station with connections to the InterCity network, schools for varying ages and the hospitals at Wythenshawe. Manchester and Stockport are some nine/six miles distant respectively, both providing a more comprehensive selection of leisure entertainment and recreational opportunities catering for the majority of tastes.

Directions

From our Heald Green office proceed along Finney Lane, turn third left onto St Ann's Road North. Proceed approximately quarter of a mile, turn second left on to Oakdale Drive and first right onto Ashdale Drive then left onto Birchdale Avenue where the property will be found on the left-hand side.

Entrance hall

Storage cupboard, door to the lounge.

Lounge

15'10 x 12'1 Electric heater, uPVC double glazed windows, electric fireplace with surround set on a marble effect hearth, power points.

Kitchen

10'9 x 6'1 Fitted wall and base units providing storage and work surfaces, stainless steel single drainer sink unit, uPVC double glazed windows, Tricity Contessa four burner electric hob & oven and grill, laminate flooring, uPVC door to car port.

Shower room

5'11 x 5'10 Suite in white comprising walk in electric shower ran off water tank, pedestal wash basin, close coupled wc, uPVC double glazed window, fully tiled, laminate flooring.

Bedroom 1

16'11 x 9'1 Electric heater, uPVC double glazed window, cupboard housing water tank, fitted wardrobes stairs leading to:

Landing

Access to insulated loft, power point, eaves space with great potential.

Loft Room

11'11 x 8'9 Vaulted ceiling, uPVC double glazed window, electric heater, power points, wardrobe, work bench with drawers.

Bedroom 2

11'11 x 9'2 uPVC double door to garden, electric heater, power points.

Rear garden

The frontage offers lawn area with pathway and off-road parking. To the rear is a paved area enclosed leading to a grass lawn contained within fencing and paved area to rear, car port.

Separate Garage

Sectional construction, uPVC double glazed window, power point, Electric metal up and over door.

Tenure

Freehold

Council Tax

Band C – Stockport MBC

Possession

On completion

Postcode

SK8 3SS

Purchase Price

£295,000

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.

