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102 Finney Lane Heald Green



A Semi Detached Three Bedroomed Family Home with Character

- No onward chain
- Fitted dining kitchen
- Three bedrooms
- Good off-road parking
- Lounge
- Three bedrooms
- Rear garden
- Family bathroom/ wc
- Gas fired central heating
- uPVC double glazed windows
- Viewing recommended
- EPC rating C

Offers Over: £325,000

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.

A well-presented three bedroomed family home with lots of character. The property has appeal and is updated to provide modern and adaptable family living all situated in a convenient location. Comprising entrance hallway, lounge, and spacious fitted dining kitchen. The first floor comprises three bedrooms, bathroom. Gas fired central heating and a mix of uPVC double glazed windows are installed. The property offers a well-maintained rear garden plus good off-road parking to the frontage making this an ideal family home. The property is a short walk from the village centre where a range of amenities include shops for everyday needs, library, health centre, road transport by public/private operators and less than a mile from Heald Green station offering rail network including 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, where the property will be found on your left -hand side just after St Ann's Road South.

Entrance hall

11'4 x 7'2 uPVC double glazed windows, central heating radiator, power points.

Living room

16'3 x 10'10 Central heating radiators, uPVC double glazed windows, feature fire place wooden mantel and tiled hearth, power points, tv point

Fitted kitchen / Diner

23'3 x 7'9 Fitted with a range of wall and base units providing good storage and working surfaces, stainless steel single drainer sink unit with mixer tap, (half tiled in ceramics), space for dishwasher, integrated electric oven, hob, space for fridge/freezer, power points, uPVC double glazed windows and wooden arched French doors leading onto the rear garden, space for dining table, cupboard housing the central heating boiler.

From the hall stairs with handrail to Landing:

Central heating radiator, uPVC double glazed window, power points.

Bedroom 1

13'3 x 11' Central heating radiator, uPVC double glazed window, built in cupboards, power points.

Bedroom 2

8'5 x 7'9 Central heating radiator, uPVC double glazed window, power points.

Bedroom 3

8'2 x 7'7 Central heating radiator, uPVC double glazed window, power points.

Bathroom/wc

7'2 x 5' Fitted suite comprising bath with shower attachment, low level wash basin, close coupled wc, ladder style central heating radiator, uPVC double glazed window.

Outside

The front garden provides good off-road parking

Rear garden

Offering hard and soft landscaping providing patio areas, lawn, borders with year-round interest, a plastic garden shed and potting shed. – enclosed within fencing.

Tenure

Freehold

Council Tax

Advised as Band C – Stockport M B C

Possession

On completion

Purchase Price

Offers over £325,000

Postcode

SK8 3DY

Viewing Arrangements

Accompanied by the Agents only

Note

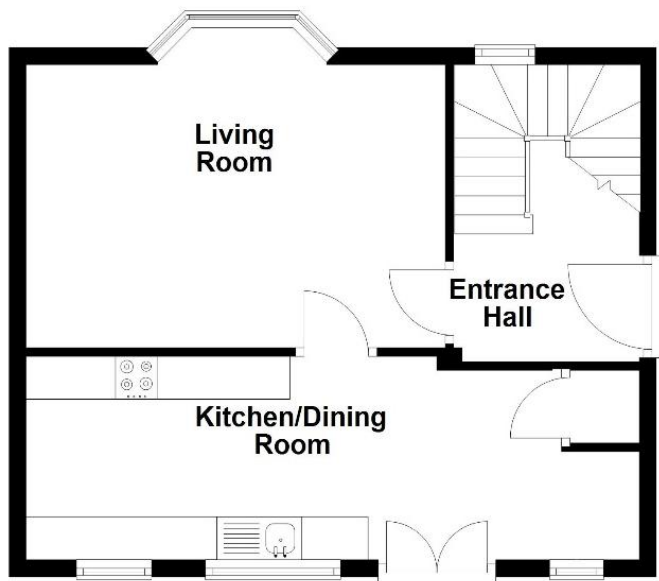
Roger W Dean & Company has not tested the gas appliances at this property and cannot therefore state that they are in full working order. We recommend the purchaser have them checked by a Gas Safe registered gas engineer.

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

