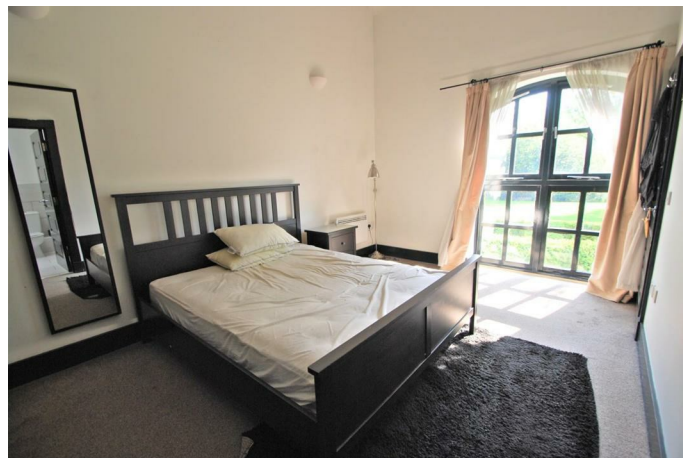


1 Griffin Farm Griffin

Heald Green, SK8 3AR



mosley jarman



1 Griffin Farm Griffin Farm Drive, Heald Green, Cheshire, SK8 3AR

£350,000

An extremely well presented and spacious three double bedroom, two bathroom property benefitting from vaulted ceilings, double glazing, alarm and telephone entry system, secure parking (accessed via electric gates), well maintained communal gardens/ grounds and is offered for sale with no onward chain. The accommodation includes entrance hallway, open plan living/dining kitchen (the kitchen is fitted with stylish matching wall and base units, granite work surfaces and integrated appliances and utility cupboard) master bedroom, ensuite shower room (fitted with contemporary sanitary ware), two further double bedrooms, modern family bathroom (tiled floor to ceiling).

- Three bedroom property
- Excellent links to the A34, local motorway network and Manchester Airport
- Secure parking
- Extremely well presented throughout
- Modern open plan living/ dining kitchen
- Situated in a select development
- Located on the borders of Wilmslow and Heald Green
- Well maintained communal grounds & gardens
- Two bathroom
- No onward chain



Grounds and Gardens

The property is situated in a select development just off Wilmslow Road on the borders of Heald Green and Wilmslow and with excellent links to the A34, local motorway network and Manchester Airport. Outside of the property is secure allocated parking which is accessed via electric gates and pleasant well maintained communal grounds and gardens,.

Location

Heald Green is a suburb in the Metropolitan Borough of Stockport, Greater Manchester, England. In the south-west of the borough, near Manchester Airport and within the boundaries of the historic county of Cheshire, it is bordered by Gatley and Cheadle to the north, Cheadle Hulme to the east, Handforth and Styal to the south and Moss Nook and Peel Hall to the west. Heald Green railway station, on the Styal Line, is linked by a spur to Manchester Airport station.

Important Information

Property Construction- Brick built with tiled roof
Flood Risk - Very Low Risk (Surface water). Very Low Risk (sea and rivers)**
Water Meter- Present at Property.
Leasehold- 999 year lease- approx. 970 years remaining.
Service Charge- approx. £1320 per annum.
Ground Rent- £200 per annum.
Broadband providers - Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE, Three*
Mobile providers- Mobile coverage at the property available with all main providers*.
* Information provided by Ofcom checker and isn't guaranteed.
Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.
** Information provided by GOV.UK

Postcode: **SK8 3AR**

What 3 Words: **Add Text Here**

Council Tax Band: **D**

EPC Rating: **D**

Tenure: **Leasehold**

GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.