

11 Griffin Farm Drive

Heald Green, Cheshire, SK8 3AR



mosley jarman



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£299,950

A superbly presented and charming two double bedroom, two bathroom end-mews cottage situated in a select development just off Wilmslow Road on the borders of Heald Green and Wilmslow. The property benefits from vaulted ceilings, double glazing, secure parking (accessed via electric gates) and well maintained communal gardens. The accommodation includes; entrance hallway (with storage), spacious living room (with dual aspect), inner hallway, stylish kitchen (fitted with matching wall and base units, granite work tops and space for appliances), bedroom two (double with vaulted ceilings and views over the communal gardens) and a modern bathroom (with tiles floor to ceilings and shower over bath). To the first floor there is a master bedroom (with two Velux windows) and a contemporary en-suite.



- A superbly presented and charming end terrace cottage
- Two double bedrooms
- Two bathrooms (one en-suite)
- Modern kitchen with fitted appliances
- UPVC double glazing
- Extremely well presented throughout
- Situated in a select development
- Secure gated parking
- Well maintained communal gardens
- Excellent links to the A34, local motorway network and Manchester Airport



The Grounds and Gardens

Outside of the property there is secure allocated parking which is accessed via electric gates and pleasant well maintained communal grounds and gardens,.

The 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

Heating - Electric heaters

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)**

Water Meter- Yes

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 Virgin Media, EE & Three*

Mobile providers- Mobile coverage at the property available with all main providers*. Some limited indoor coverage.

* 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: **trim.barks.grows**

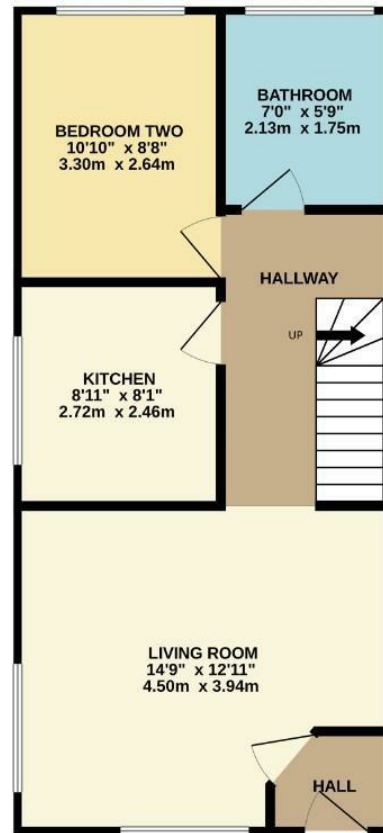
Council Tax Band: **D**

EPC Rating: **D**

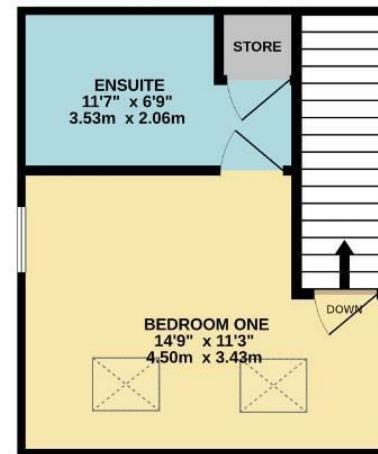
Tenure: **tbc**

Leasehold

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
260 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA - 744 sq.ft. (69.1 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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