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

6 Croyde Close Ringway



‘A Three Bedroomed Terraced Family Home with Good Sized Garden’

- Well presented
- Freehold
- Private driveway
- Larger than average plot
- Newly fitted kitchen
- Three bedroomed
- Bathroom with shower
- uPVC double glazed windows
- Enclosed garden to the rear
- Convenient location
- Viewing recommended
- EPC rating D

Price: £290,000

A well-presented three-bedroom mid-terrace home offering bright, spacious accommodation, a private rear garden and a convenient location close to a range of local amenities. Ideal for first-time buyers, growing families, or investors, this property combines comfortable living with excellent accessibility. Comprising gas fired central heating, uPVC windows incorporating sealed unit double glazing, entrance hall, lounge, fitted kitchen, three bedrooms and a bathroom with shower and toilet. The property also benefits from off-road parking. Suitably positioned for a wide range of amenities including local shops/markets at Civic Centre, leisure/entertainment activities at The Forum and The Woodhouse Park Lifestyle Centre, health centre, business parks/office centres at Styal Road, Ringway Road and Simonsway, access to the national motorway network, Metrolink tram system, Manchester International Airport (hotels/rail station) and schools – all of which are within a radius of three miles or so. Manchester and Stockport are some nine/six miles distant respectively both of which provide a more comprehensive range of leisure/entertainment/recreational activities catering for the majority of tastes.

Directions

From our Heald Green Office proceed along Finney Lane, turn right onto Styal road, turn left onto Ringway Road continue for ¼ mile, turn right on to Croyde Close where the property will be found on the right hand side.

Entrance hall

11'8 x 3'6 Power points, cupboard housing electric meter. antique flooring though to:

Lounge

15'1 x 11'1 Central heating radiator, uPVC double glazed windows, power points, tv point, panelled wall.

Fitted kitchen

12'9 x 11'3 Fitted with a range of wall and base units providing good storage, worktop with good surface space, single drainer sink unit with mixer tap, integrated electric oven, gas hob with extractor fan above, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, power points, uPVC double glazed windows, cupboard housing gas meter and electric meter with good storage.

From the entrance hall stairs to:

Landing

Access to insulated and boarded loft.

Bedroom 1

13'6 x 8' Central heating radiator, uPVC double glazed window, power points.

Bedroom 2

11'3 x 8'7 Central heating radiators, uPVC double glazed window, power points.

Bedroom 3

13'4 x 7'8 Central heating radiator, uPVC double glazed window, power points

Bathroom with shower

9'4 x 4'1 Fitted suite comprising bath with shower overhead, low level wc, vanity wash basin, mirrored cabinet, tiled to splashback areas, uPVC double glazed window.

Rear garden

Lawn and patio area, metal garden shed, outside tap hot & cold all enclosed within fencing.

Outside

The frontage offers driveway providing good off-road parking.

Tenure

Freehold

Council Tax

Tax Band B - Manchester CC

Possession

On completion

Postcode

M22 5NT

Purchase Price

£290,000

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.

