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Roger Dean

**Estate Agents
Valuers**

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

Flat 439 Greenwood Road Woodhouse Park



‘A Two Bedroomed Ground Floor Flat’

- Gas fired central heating
- PVC double glazed windows
- Two bedrooms
- Lounge/dining room
- Bathroom/wc
- Private garden
- No onward chain
- Convenient location
- Ideal first-time or investor buy
- EPC rating C

Price: £145,000

This two bedroomed ground floor flat. The property offers a entrance hall, lounge, a fitted kitchen, main bedroom, further bedroom and a bathroom/wc. Conveniently located for Manchester International Airport (hotels/rail station), Heald Green rail station, Metrolink system, access to the national motorway network, the leisure facilities at David Lloyd Centre, Hallmark Hotel, The Village and Total Fitness Centre, plus shopping facilities at Cheadle Royal, Handforth Dean and Stanley Green (department/ superstores) all of which are within a radius of three and a half miles or so. Manchester and Stockport are some nine/six miles distant respectively, both providing a more comprehensive range of leisure/entertainment/recreational activities catering for a wide range of tastes.

Directions

From our Heald Green Office proceed along Finney Lane, continuing onto Simonsway to the traffic lights, turn right onto Greenwood Road continue for half a mile where the property will be found on your right-hand side.

Accommodation

Entrance hall

16'2 x 3'3 – Cupboards proving good storage, central heating radiator, power points, cupboard housing electric meter.

Lounge

17'3 x 11'9 Central heating radiators, uPVC double glazing, power points, tv point, phone point.

Kitchen

8'03 x 8'05 Fitted wall and base units providing storage and working surfaces, stainless steel single drainer sink unit with mixer tap, electric oven/grill, four burner hob and extractor hood above, power points, cupboard housing boiler.

Bedroom 1

11'12 x 11'6 Central heating radiator, uPVC double glazed picture window, power points.

Bedroom 2

10'9 x 7'10 Central heating radiator, uPVC double glazed picture window, power points.

Bathroom/wc

8'2 x 4'11 Suite comprising twin grip panelled bath, pedestal wash basin, close coupled wc, central heating radiator, half tiled in ceramics, downlights.

Outside

The flat benefits its own private garden with paved area and lawn area and are enclosed within fencing.

Tenure

Leasehold

Council Tax

Band A – Manchester CC

Possession

On completion

Postcode

M22 9RB

Purchase Price

£145,000

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.

