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Roger Dean

**Estate Agents
Valuers**

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

40 Broadoak Drive Benchill



‘A Two Bedroomed Mid Mews Family Home’

- **Freehold**
- **No onwards chain**
- **Ground floor wc**
- **Lounge**
- **Fitted kitchen**
- **Family bathroom**
- **Parking to rear**
- **Garden to rear**
- **Close to transport links**
- **Upvc double glazed windows**
- **Viewing recommended**
- **EPC rating C**

Price: Offers in the region of £190,000

A two bedroomed mid mews home which would suit a family or an investor looking to add to their portfolio. The property comprises entrance hall, ground floor wc, lounge, fitted kitchen, bathroom and two bedrooms. Gardens to the rear with off road parking to the rear also. Conveniently situated 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 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. Call us now for an appointment to view.

Directions

From our Heald Green Office proceed along Finney Lane turn right onto Styal Road and continue for one mile approximately and turn left onto Hollyhedge Road and continue for one mile approximately. Turn right onto Broadoak Road, third right into Broadoak Drive where the property will be found on the left-hand side.

Accommodation Canopy Porch

Door to:

Entrance hall

13'3 x 3'11 Central heating radiator, power point, laminated flooring throughout, door to:

Ground floor Wc

5'7 x 4'4 white close coupled wc, wall mounted wash basin with tiled splash back, central heating radiator.

Kitchen

8'3 x 7'9 Fitted with a range of base and wall cupboards, providing storage and work surfaces, cupboard housing central heating boiler, stainless steel single drainer sink unit with mixer tap, integral electric oven with gas hob, plumbing for washing machine, vinyl flooring, central heating radiator, power points, uPVC double glazed window.

Lounge

12'1 x 11'6 Central heating radiator, power points, tv point. French doors to:

Rear garden

Paved area with lawn area, all enclosed within fencing.

Stairs with handrail to Landing: Access to loft area.

Bedroom 1

12'5 x 12'1 Central heating radiator, uPVC double glazed window, power points.

Bedroom 2

12'3 x 5'10 Central heating radiator, uPVC double glazed window, power points.

Bathroom

8'8 x 5'11 Fitted suite in white comprising bath with shower over, pedestal wash basin, close coupled wc, central heating radiator, uPVC double glazed window

Outside

Path and lawn area leading to the house, cupboard housing electric and gas meter, access to rear with off road parking.

Tenure

Freehold

Council Tax

Band A – Manchester CC

Possession

On completion

Postcode

M22 8FW

Purchase Price

O.I.R.O - £190,000

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.

