

**Roger W Dean & Company Ltd**  
218 Finney Lane  
Heald Green  
Cheadle, Cheshire  
SK8 3QA  
Tel: 0161 437 0711  
Fax: 0161 498 8863

**Roger Dean**

**Estate Agents  
Valuers**

Visit our web site – [www.roger-dean.co.uk](http://www.roger-dean.co.uk)

## 2 Ravenscar Crescent Woodhouse Park



### ‘A Three Bedroomed First Floor Apartment’

- Three bedroomed
- PVC double glazed windows
- No onward chain
- Spacious lounge
- Bathroom with separate WC
- Private garden and parking
- Viewing recommended
- Convenient location
- Ideal first-time or investor buy
- EPC rating D

**Price: £180,000**

This three bedroomed first floor apartment comprises of an entrance hall, lounge, a fitted kitchen, a main bedroom, a further two bedrooms, bathroom and separate WC. The property also has own parking and garden. Ideally located for Manchester Airport, Wythenshawe Hospital, Heald Green rail station, Metrolink system & easy access to the motorway network. The David Lloyd Centre, Total Fitness, the Hallmark & Village hotels, and shopping facilities at Cheadle Royal, Handforth Dean and Stanley Green (department/superstores) are all within a radius of approx. 3.5 miles. Manchester and Stockport are 9 & 6 miles, 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 left on to Shadowmoss Road, turn right onto Cornishway, third left onto Ravenscar Crescent where the property will be found on your left hand side.

### Accommodation entrance

Stairs to all floors, cupboard proving good storage.

### Entrance hall

14'6 x 4'7 – Central heating radiator, entry phone point, power points, central heating radiator, smoke alarm, cupboard housing electric meter.

### Lounge

13'5 x 12'2 Central heating radiators, uPVC double glazing, power points, tv point, phone point.

### Kitchen

11'10 x 8'2 Fitted wall and base units providing storage and working surfaces, stainless steel single drainer sink unit with mixer tap, space for freestanding oven, power points.

### Utility

5'11 x 5'7 Central heating radiator, uPVC double glazed picture window, power points, space/plumbing for washing machine, space for dryer, Siemens Worcester boiler.

### Bedroom 1

13'9 x 10'10 Central heating radiator, uPVC double glazed picture window, power points, cupboard proving good hanging storage.

### Bedroom 2

14'1 x 7'10 Central heating radiator, uPVC double glazed picture window, power points.

### Bedroom 3

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

### Bathroom

5'3 x 4'7 Suite comprising twin grip panelled bath with shower over, pedestal wash basin, central heating radiator, half tiled in ceramics, downlights.

### WC

Low level WC, uPVC double glazing.

### Outside

The apartments are set in communal gardens with shrub/bushes and enclosed within fencing, communal parking with allocated space.

### Tenure

Leasehold

### Ground rent

£20 per annum

### Council Tax

Band A – Manchester CC

### Possession

On completion

### Postcode

M22 8NB

### Purchase Price

£180,000

### 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.

