

Roger Dean
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

76 Grasmere Road Gatley



‘A Spacious Four Bedroom Detached Family Home with Lounge and Sitting Room’

- Freehold property
- Convenient location
- Four bedroomed
- Entrance hall with porch
- Lounge and study room
- Fitted dining kitchen
- Rear south facing garden
- Utility Room
- Bathroom and ground floor WC
- Gas fired central heating
- Viewing recommended
- EPC: D

Price Guide: £625,000

Roger W Dean & Co Ltd for themselves and for the vendor(s) of this property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and no warranty is given by the vendor(s), or their agents, or any person in their employment Offered subject to contract, prior sale or withdrawal.

This well presented four bedroomed detached home offers an entrance hallway with downstairs wc, lounge, office and snug, fitted kitchen, diner, separate utility room, all occupying the ground floor, with four bedrooms and a family bathroom/wc on the first floor. Gas fired central heating and uPVC windows incorporating sealed unit double glazing have been installed. Externally there is a driveway providing good off-road parking and generously large sized gardens to front and rear.

Grasmere Road is located within Gatley and within one mile or so of both Gatley and Heald Green village centres where a range of amenities include shops for everyday needs and rail travel from Gatley/ Heald Green Stations including connections to the InterCity network.

Within a radius of three miles are schools for varying ages, the shopping centres at Cheadle Royal, Handforth Dean and Stanley Green (department/superstores), the leisure facilities at The David Lloyd Centre, The Village and Total Fitness Centre, access to the national motorway system and the A555 bypass, Manchester International Airport (hotels/rail station), the office centres/business parks at Simonsway, Ringway Road and Styal Road. Manchester and Stockport are some nine/six miles distant respectively, both offering a comprehensive range of leisure/entertainment/recreational opportunities for the majority of tastes. Call our Heald Green office for an appointment to view.

Directions

From our Heald Green Office proceed along Finney Lane, turn fourth left onto St Ann's Road North continue for approximately one mile turn left onto Grasmere Road where the property will be found on the left.

Accommodation

Entrance porch

10' x 5' Hardwood porch with side glazed screens, wooden door to:

Entrance hall

17' x 10' Central heating radiator, power point, cupboard for storage alarm system, door to:

Lounge

27'6 x 12'8 Two central heating radiators, uPVC double glazed window, fire surround with inset brick surround, power points, tv point, French glazed patio doors to rear garden.

Dining Room

12'6 x 10'8 Central heating radiator, power points, French door to rear.

Fitted kitchen

24'9x 9'8 Fitted with a range of wall and base units providing good storage and working surfaces, stainless steel drainer sink unit, integrated oven and grill, four burner electric hob with extractor hood above, integrated fridge, power points, fully tiled walls, downlights, wooden door to rear.

Ground floor wc

5'3 x 4'1 Fully tiled, close coupled wc, wash basin, mirror, tiled to splash areas, uPVC double glazed window.

Sitting room

15' x 10' Central heating radiator, power points, tv point. uPVC double glazed window, cupboard with electric meters.

Office

8'1 x 6'6 uPVC double glazed window, central heating radiator, phone point, power points door to:

Utility room

15' x 5'9 Space for washing machine, power points, cupboards providing good storage space, space for fridge freezer.

From the hall stairs with handrails to Landing: Central heating radiator, uPVC double glazed window, power point, cupboard providing storage and emersion tank access to insulated loft area.

Bedroom 1

16'7 x 12'2 Central heating radiator, uPVC double glazed window, power points, built in wardrobes, closet providing good hanging/storage, vanity sink unit.

Bedroom 2

12'2 x 10'11 Central heating radiator, uPVC double glazed window, power points, fitted wardrobes providing good hanging and storage space.

Bedroom 3

10'5 x 10'3 Central heating radiator, uPVC double glazed window, power points, fitted wardrobes and fitted dresser.

Bedroom 4

10'4 x 7'6 Central heating radiator, uPVC double glazed window, power points.

Bathroom/wc

12'9 x 6'11 Fitted suite in pink comprising wash basin set in a vanity unit, low level wc, Shower cubicle and separate bath, central heating radiator, mirror, uPVC double glazed window, fully tiled walls.

Outside

The frontage comprises lawn with shrubs, driveway provides good off-road parking

Double Garage

22'3 x 15'1 Metal electric double door, electric supply, personal door leading to utility room, single pane wooden framed window.

Rear garden

Paved patio area, raised lawn with surrounding flower/shrub beds, enclosed within fencing, side pathways lead through gates to front.

Tenure

Freehold

Council Tax

Advised as Band F– Stockport M B C

Possession

On completion

Purchase Price

£625,000

Postcode

SK8 4RS

Viewing Arrangements

Accompanied by the Agents only

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.

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.



Ground Floor



First Floor

