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**Roger Dean**

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

# 32 Roseacre Drive Heald Green



## ‘A Well Presented Two Bedroomed Ground Floor Apartment’

- Gas fired central heating
- uPVC double glazed windows
- Private garden
- Fitted kitchen
- Two double bedrooms
- Bathroom/wc
- Communal parking area
- Convenient location
- Viewing highly recommended
- Ideal investor or first time buy
- Close to transport links
- EPC rating C

**Price: £200,000**

This well presented two bed roomed ground floor apartment conveniently located for Manchester International Airport (hotels/rail station), Metrolink system, Heald Green train station, access to the national motorway connections, 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. A viewing of this apartment is highly recommended.

### Directions

From our Heald Green Office proceed along Finney Lane for less than a quarter of a mile, turn right on to Roseacre Drive, drive to the end of the end where the property will be found on the right-hand side, parking is to the left-hand side.

### Accommodation

#### Entrance hall

10'10 x 3'9 Central heating radiator, point, power points, storage cupboard housing circuit breaker.

#### Lounge/ diner

15'1 x 10'1 Central heating radiators, uPVC double glazed window, power points, tv point, phone point,

#### Kitchen

10'3 x 7'2 Fitted with a range of wall, base and drawer units providing storage and working surfaces, stainless steel single drainer sink unit with mixer tap and tiled splash-back, integrated electric oven/grill, gas hob and tiled to splash back, extractor hood above, power points, cupboard housing combi central heating boiler.

#### Bedroom 1

10'8 x 6'10 Central heating radiator, uPVC double glazed window, power points. tv point, – storage space, fitted robes providing good hanging and storage space.

#### Bedroom 2

13'1 x 10'10 Central heating radiator, uPVC double glazed window, power points. tv point.

### Bathroom/wc

6'10 x 5'7 Fitted suite in white comprising with shower, pedestal wash basin with mirror above, close coupled wc, chrome ladder style central heating radiator, half tiled in ceramics, half aqua board, extractor fan.

### Outside

The apartment benefits from a private garden with shrub/bushes and enclosed within fencing, allocated car parking space located

### Management fee

£540 - includes cleaning and gardening to the communal areas, window cleaning and buildings insurance

### Tenure

Leasehold - 950 years

### Ground rent

£20pa

### Council Tax

Band A – Stockport MBC

### Possession

On completion

### Postcode

SK8 3UP

### Purchase Price

£200,000

### 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.

