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Roger Dean

**Estate Agents
Valuers**

www.roger-dean.co.uk

Flat 17, 4 Actonville Avenue Brownley Green



‘A Two Bedroomed Ground Floor Apartment’

- Electric heating
- uPVC double glazed windows
- Entry phone system
- Lounge
- Fitted kitchen
- Master bedroom with Ensuite
- Bathroom wc
- Communal gardens and parking
- Short walk to Metrolink
- Convenient location
- Ideal first-time or investor buy
- EPC rating: B

Price: £135,000

This two bedroomed ground floor apartment is an ideal first-time or investor buy. The property is pleasantly proportioned with a feeling of space and light. Parking is provided within the car-parking area with provision for visitor parking. The location is convenient for a wide range of amenities to be found locally – shops within Wythenshawe centre, bus services to surrounding areas, Manchester International Airport (train travel/hotels), the hospitals at Baguley, access to the national motorway system, Metrolink tram network, the office centres/business parks at Simonsway, Ringway Road, Styal Road and Southmoor Road – all of which are within three miles or so. Manchester, Stockport and Altrincham are nine/six/four miles distant respectively – all of which offer a more comprehensive range of entertainment/leisure and recreational activities catering for the majority of tastes.

Directions

From our Heald Green Office proceed along Finney Lane onto Simonsway, continue straight turn 4th right onto Brownley Road, 3rd left onto Crossacres Road, 2nd right onto Woodhouse Lane, 1st right onto Sandycroft Avenue and 1st right onto Actonville Avenue, the property will be found on the left-hand side.

Accommodation

Communal entrance hall

Door entry system. Door to F17

Entrance hall

Electric heater, power points.

Lounge

15'9 x 11'2 Electric heater, uPVC double glazed, power point, tv point, laminate flooring.

Kitchen

8'10 x 6'8 Fitted wall and base cupboards providing storage and working surfaces, electric hob and oven, stainless steel sink unit with mixer tap, ½ tiled work area, plumbing for automatic washing machine, space for fridge freezer, power points.

Bedroom 1

12'5 x 8'4 Electric heater, uPVC double glazed doors to Juliette balcony, power points, Door to:

En-Suite Shower Room

7'7 x 4'8 7'3 x 4'11 Shower cubicle with shower overhead, wall mounted wash basin, wall mounted close coupled wc, half tiled, tiled flooring

Bedroom 2

11'6 x 5'7 Electric heater, uPVC double glazed window, power points

Bathroom

8'2 x 6'9 Fitted suite in 'white' comprising panelled bath with shower over, pedestal wash basin, low level wc, electric heater, part tiled in ceramics, tiled floor, extractor fan.

Outside

Designated parking area, communal gardens

Tenure

Leasehold

Management Charge

£230pm

Ground Rent

£420.91pa

Council Tax

Band B – Manchester CC

Possession

On completion

Postcode

M22 9AN

Purchase Price

£135,000

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.

Ground Floor

