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# 29 Motcombe Road Heald Green



## ‘A Three Bedroomed Semi-Detached Family Home with Landscaped Rear Garden’

- Freehold
- Well presented
- Lounge and sitting room
- Fitted kitchen/ dining area
- Three bedrooms
- Shower room/wc
- Good off-road parking
- Attached garage
- Landscaped garden to the rear
- Convenient location
- Viewing recommended
- EPC rating TBC

**Price: £375,000**

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 three bedroomed, semi-detached home makes an ideal family home or purchase for a first time buyer. Offering good accommodation in a convenient location. Comprising gas fired central heating, uPVC double glazed windows and doors, open lounge to diner, fitted kitchen, three bedrooms, modern bathroom/wc. The property also benefits from landscape garden to the rear, attached garage and good off-road parking to the front. Motcombe Road lies within a mile of Heald Green village centre where amenities include local schools, shops for everyday needs, library, health centre, road transport services to surrounding areas and rail travel from Heald Green station including connections to the InterCity network. At a radius of three/four miles or so are the shopping facilities at Cheadle Royal, Handforth Dean and Stanley Green (department/superstores), the leisure centres at The Village, Total Fitness and David Lloyd Centre, access to the national motorway network and the A555 Manchester Airport Eastern Link Road, Manchester International Airport plus a wide range of activities provided at the Village Hall on Outwood Road.

### Directions

From our Heald Green Office proceed right along Finney Lane, turn right onto Styal Road, then turn right onto Elmsleigh Road, follow around to Motcombe Road where the property can be found on the right-hand side.

### Accommodation entrance

5'6 x 3'7 Low brick wall, uPVC super structure uPVC door to

### Hallway

12'1 x 5'7 Power points, built in cupboard housing electric's, central heating radiator, laminate flooring, under stair storage.

### Lounge

14'2 x 12'4 Central heating radiator, uPVC double glazed bay window, power points, tv point.

### Kitchen/ Diner

18'9 x 17'4 Fitted wall and base units providing storage and good working surfaces, single drainer sink unit with mixer tap and boiling water tap, integrated electric oven, grill and microwave, gas hob with extractor hood above, integrated fridge, space for washing machine, space for dryer, under counter dishwasher power points, tiled splashback to work areas, uPVC double glazed window and French door to rear, open to

### Sitting Room

11'1 x 9'9 Central heating radiator, power points, tv point, fireplace set in hearth.

**From the entrance hall stairs with railed balustrade to Landing:** Power points, access to boarded loft.

### Bedroom 1

15'1 x 10'6 Central heating radiator, uPVC double glazed window, power points.

### Bedroom 2

12'11 x 10'8 Central heating radiator, cupboard housing boiler, uPVC double glazed window, power points.

### Bedroom 3

14'9 x 6'4 Central heating radiator, uPVC double glazed window, power points.

### Bathroom/wc

7'4 x 6'3 Fitted suite comprising shower cubicle, vanity wash basin, low level wc, ladder style central heating radiator, fully tiled walls.

### Outside

The front of the property offers good off-road parking, fully paved behind brick walling and fencing, separate bin store area surrounded in fencing.

### Rear Garden

The rear garden has many features including a decking area with steps leading to the lower level, comprising shed, surrounded with trees and shrubs all enclosed within fencing.

### Attached garage

Single garage with double doors, power points.

### Tenure

Freehold

### Council Tax

Band D- Stockport MBC

### Possession

Vacant possession

### Purchase Price

£375,000

### 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.

### Postcode

SK8 3TT

