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***Roger Dean***

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

## **37 Birchdale Avenue Heald Green**



### **‘Three Bedroomed Semi-Detached Bungalow’**

- **Freehold**
- **uPVC windows and doors**
- **Entrance hall**
- **Lounge**
- **Convenient location**
- **Viewing Recommended**
- **Concrete garage**
- **Conservatory**
- **Bedrooms in loft with storage**
- **Off-road parking**
- **Low maintenance garden to front & rear**
- **Awaiting EPC rating**

**Price: £390,000**

Offered for sale this three bedroomed semi-detached bungalow provides an outstanding opportunity for a family. The property benefits from gas fired central heating, uPVC double glazed windows, gardens to front and rear with off-road parking. The location is convenient with a wide range of amenities on offer in the vicinity, within a radius of 3 miles or so are shops at Heald Green village Manchester International Airport (hotels / train station), access to the national motorway network, A555 bypass, train travel from Heald Green station with connections to the InterCity network, schools for varying ages and the hospital at Wythenshawe. Manchester and Stockport are some nine/six miles distant respectively, both providing a more comprehensive selection of leisure entertainment and recreational opportunities catering for the majority of tastes.

### Directions

From our Heald Green office proceed along Finney Lane, turn third left onto St Ann's Road North. Proceed approximately quarter of a mile, turn second left on to Oakdale Drive and first right onto Ashdale Drive then left onto Birchdale Avenue where the property will be found on the left-hand side.

### Entrance hall

5'11 x 4'5 Storage cupboard with meter's inside, door to the lounge.

### Lounge

18'11 x 12'9 uPVC double glazed windows, electric fireplace with surround, power points, Central heating radiator.

### Kitchen

23'7 x 8'6 Fitted wall and base units providing storage and work surfaces, stainless steel single drainer sink unit, uPVC double glazed windows, Neff five burner gas hob, oven and grill, ladder style central heating radiator, laminate flooring, uPVC door to car port.

### Shower room

8'8 x 5'9 Suite in white comprising walk in overhead shower, pedestal wash basin, close coupled wc, uPVC double glazed window, half tiled, laminate flooring, ladder style radiator.

### Dining Room

10'4 x 11'11 Power points, uPVC double glazed windows, Central heating radiator, double wooden panelled door to:

### Conservatory

12'5 x 9'9 uPVC super structure on low brick wall, uPVC double door to garden, ladder style central heating radiator, power points.

### Bedroom 1

14'4 x 9'8 Central heating radiator, uPVC double glazed window, fitted wardrobes and draws.

### Stairs leading to:

### Landing

Access to insulated loft, power point, central heating radiator, eaves space with great potential.

### Bedroom 2

12'10 x 10'3 Central heating radiator, power points, fitted wardrobes and draws, Velux windows.

### Bedroom 3

11'2 x 8'7 Built in wardrobes and draws proving good storage, Central heating radiator, power points, fitted wardrobes, cupboard leading to eaves with boiler inside.

### Rear garden

The frontage offers AstroTurf lawn area with pathway and off-road parking. To the rear is a paved area enclosed leading to a AstroTurf lawn contained within fencing and paved area to rear, car port, bin storage and outside tap.

### Separate Garage

Sectional construction, uPVC double glazed window, power point, metal door with personal door.

### Tenure

Freehold

### Council Tax

Band C – Stockport MBC

### Possession

On completion

### Postcode

SK8 3SS

### Purchase Price

£390,000

### 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.