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## 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 bedrooomed 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, stainless8 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.