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

# **5 Crawley Avenue Woodhouse Park**



## **‘A Three Bedroomed Semi-Detached Family Home ‘**

- **Freehold**
- **No forward chain**
- **Three bedrooms**
- **Lounge /dining room**
- **Newly fitted kitchen**
- **Good off-road parking**
- **Bathroom and downstairs WC**
- **Gardens to rear**
- **Convenient location**
- **Viewing recommended**
- **Gas Fired Central Heating**
- **Awaiting EPC rating**

## **Price: £230,000**

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 family home offers good family accommodation. Offering gas fired central heating, uPVC windows incorporating sealed unit double glazing, lounge, dining room, fitted kitchen. Three good sized bedrooms and a bathroom are on the first floor. The property also benefits from gardens to the rear. Conveniently situated for a wide range of amenities including local shops/markets at Civic Centre, leisure/entertainment activities at The Forum and The Woodhouse Park Lifestyle Centre, health centre, business parks/office centres at Styal Road, Ringway Road and Simonsway, access to the national motorway network, Metrolink services, Manchester International Airport (hotels/rail station) and schools – all of which are within a radius of three miles or so. Manchester and Stockport are some nine/six miles distant respectively both of which provide a more comprehensive range of leisure/entertainment/ recreational activities catering for the majority of tastes.

### Directions

From our office proceed along Finney Ln, over onto Simonsway proceed for a mile then turn right on to Brownley Road, turn left on to Crawley Avenue where the property will be found on your left-hand side.

### Accommodation

#### Entrance hall

Central heating radiator.

#### Lounge

14'00 x 10'3 Central heating radiator, uPVC double glazed windows, power points, tv point.

#### Kitchen

10'9 x 9' Fitted with a range of wall, base and drawer units providing storage and working surfaces, stainless steel single drainer sinks unit mixer tap, space for freestanding cooker with extractor hood above, power points, uPVC double glazed window, boiler.

#### Wc

Low Level Wc, uPVC double glazed window

#### From the hall stairs with handrail to Landing:

Power point, access to loft area.

#### Bedroom 1

12' x 11'3 Central heating radiator, uPVC double glazed window, power points, fitted wardrobes.

#### Bedroom 2

12'10 x 8'10 Central heating radiator, uPVC double glazed window, power points, fitted wardrobes.

#### Bedroom 3

8'7 x 7'7 Central heating radiator, uPVC double glazed windows, power points, cupboard providing storage space.

### Bathroom

7'4 x 5' Electric shower over bath, Low level wc, wash basin, central heating radiator, uPVC double glazed window. Half tiled in ceramic tiles.

### Outside

The frontage comprises a paved area providing good off-road parking, rear garden comprising lawns and shrubs- all enclosed within fencing.

### Tenure

Freehold

### Council Tax

Band A – Manchester CC

### Possession

On completion

### Postcode

M22 5FA

### Purchase Price

£230,000

### 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.

