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Roger Dean

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51 Livingston Avenue Woodhouse Park



‘Three Bedroomed End - Mews Family Home with Bathroom, En-suite and Ground WC’

- Freehold
- No onward chain
- Entrance hall – ground floor wc
- Lounge
- Fitted Kitchen
- Main bedroom with ensuite shower room
- Bathroom wc
- Enclosed rear garden
- Communal car park
- Popular and convenient location
- Viewing recommended
- EPC rating C

£240,000

Built circa 2006 by Persimmon Homes this three bedroomed end mews home has the benefit of a designated parking area to the rear. The property offers gas fired central heating, uPVC windows incorporating sealed unit double glazing, ground floor wc, lounge, fitted kitchen, main bedroom with en-suite shower room and a bathroom/wc and two further bedrooms. Conveniently located for a wide variety of facilities at The Woodhouse Park Leisure and Lifestyle Centre, Metrolink tram system, bus services to surrounding areas and access to the national motorway network, Manchester International Airport (hotels/rail station), the office centres/business parks at Ringway Road, Styal Road and Simonsway. Manchester and Stockport are some nine/six miles distant respectively, both of which offer a more comprehensive selection of leisure/recreational/entertainment opportunities catering for the majority of tastes. An ideal investor or first-time buy – phone 0161 437 0711 to make an appointment to view.

Directions

From our Heald Green Office proceed along Finney Lane onto Simonsway, proceed through three sets of traffic lights, turn left onto Portway and second left onto Podsmead Road onto Drake Avenue then onto Livingston Avenue and the property will be found on the left-hand side.

Accommodation

Canopy porch
Coach lamp, uPVC door to:

Entrance hall

10'4 x 3'5 Central heating radiator, power points, circuit breaker, door to:

Ground floor wc

5'11 x 3'1 Close coupled wc, pedestal wash basin with tiled splash-back, central heating radiator, uPVC double glazed window, housing boiler.

Lounge

14'2 x 12'3 Central heating radiator, uPVC double glazed window, power points, tv point, phone point, understair storage cupboard, French double doors

Kitchen

8'7 x 7'9 Fitted with a range of wall and base units providing storage and working surfaces, stainless steel single drainer sink unit – mixer tap, electric oven/grill, electric hob with extractor hood above, plumbing for washing machine, space for fridge freezer, power points, tiled to work areas, uPVC double glazed window, heating boiler.

From the hall stairs with handrail to Landing: Central heating radiator, power points cupboard for storage space, access to loft area.

Bedroom 1

11'2 x 8'5 Central heating radiator, uPVC double glazed windows, power points, tv point, door to:

En-suite shower room

6'11 x 2'7 Shower cubicle, pedestal wash basin, close coupled wc, central heating radiator, half tiled.

Bedroom 2

8'11 x 8'10 Central heating radiator, uPVC double glazed windows, power points, tv point.

Bedroom 3

9'2 x 6'8 Central heating radiator, uPVC double glazed window, power points.

Bathroom/wc

6'1 x 5'6 Suite in white comprising twin grip panelled bath, pedestal wash basin, close coupled wc, central heating radiator, tiled to splash areas, uPVC double glazed window.

Outside

The frontage comprises lawn with low curtilage wall
The rear garden comprises small patio area and lawn - enclosed within fencing with gate to communal car parking area.

Tenure

Freehold

Council Tax

Band B – Manchester CC

Possession

On completion

Purchase Price £240,000

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.

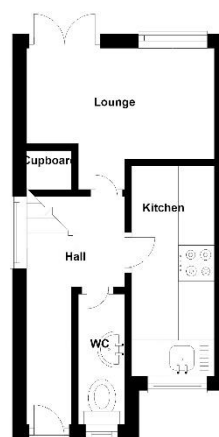
Note

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

M22 1BY

Ground Floor



First Floor

