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Roger Dean

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Visit our web site – www.roger-dean.co.uk

132 Haslington Road Ashway Park



‘A Two Bedroomed Mid Terraced Family Home’

- Gas fired central heating
- uPVC windows and doors
- Lounge
- Fitted dining kitchen
- Two double bedrooms
- Bathroom/wc with shower
- Off-road parking
- Gardens to front and rear
- Close to transport links
- Ideal for first time buyers
- Viewing recommended
- EPC rating D

Price: £220,000

This two bedroomed mid terraced home makes an ideal first time or investor buy offering good accommodation in a convenient location. Comprising gas fired central heating, uPVC double glazed windows and doors, lounge, fitted dining kitchen, two double bedrooms and a bathroom/wc with shower. The property also benefits from off-road parking and an enclosed rear garden. Within a three-mile radius a wide range of amenities can be found including local shops/markets at Civic Centre, leisure/entertainment activities at The Forum, business parks/office centres at Styal Road, Ringway Road and Simonsway, access to the national motorway network, Manchester International Airport (hotels/rail station), Metrolink and schools. Heald Green Village also offers a variety of cafes, shops, restaurants, library and bus/train travel. 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 Heald Green Office proceed along Finney Lane onto Simonsway, turn third right onto Haslington Road, follow the road around where the property will be found on your right-hand side.

Accommodation

Entrance hall

Central heating radiator, power point.

Lounge

14'6 x 9'9 Two central heating radiators, uPVC double glazed window, power points, tv point, phone point, French doors to:

Fitted dining kitchen

12'11 x 9'2 Fitted wall and base units providing storage and working surfaces, stainless steel single drainer sink unit with mixer tap, integrated electric oven with gas hob and extractor hood above, cupboard housing central heating boiler, Logik washing machine, space for fridge freezer, power points, central heating radiator, tiled to work areas, laminated floor, dining table, uPVC double glazed window, uPVC double glazed patio doors to rear garden. (Please note the Fridge, freezer, washing machine and dishwasher will be included in the sale).

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

Bedroom 1

12'11 x 10'6 Central heating radiator, uPVC double glazed window, power points, fitted wardrobes providing hanging and storage space, cupboard housing hot water cylinder.

Bedroom 2

11'2 x 7'10 Central heating radiator, uPVC double glazed window, power points.

Bathroom/wc with shower

8'9 x 4'9 Fitted suite comprising bath with shower over, pedestal wash basin, close coupled wc, central heating radiator, uPVC double glazed window, fully tiled walls and floors.

Outside

The frontage comprises driveway providing off-road parking and shrubs.

Rear garden

Lawn and paved area enclosed within fencing.

Tenure

Freehold

Council Tax

Band C – Manchester CC

Possession

On completion

Postcode

M22 5HU

Purchase Price

£220,000

Viewing Arrangements

By appointment with the agents.

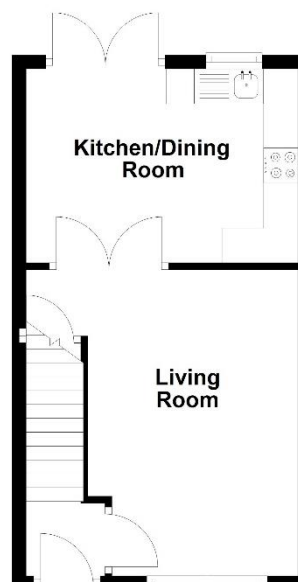
Mortgages

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.

Ground Floor



First Floor

