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224 Outwood Road Heald Green



‘A Three Bedroomed Semi-Detached Family Home’

- Freehold
- No onward chain
- Good off-road parking
- Entrance hall
- Lounge and dining room
- Fitted kitchen
- Three bedrooms
- Shower room/ wc
- Garden to front and rear
- Convenient location
- Viewing recommended
- Awaiting EPC

Price: £470,000

This three bedroomed semi detached offers good accommodation which would suit a family or investor. Comprising gas fired central heating-condensing combi boiler, uPVC double glazed windows, lounge, dining room, fitted kitchen, three bedrooms, shower room/wc and gardens to front, rear and side. Outwood Road is situated a mile from the village centre and is conveniently positioned for local amenities including shops, library, health centre, bus services and Metrolink system to surrounding areas plus rail travel from Heald Green station including connections to the InterCity network. At a radius of three miles or so are the shopping facilities at Cheadle Royal, Handforth Dean and Stanley Green (department/superstores), the leisure centres at The Forum, The Village, Total Fitness Centre and David Lloyd Centre, access to the national motorway network and the A555 bypass, the office centres/business parks at Simonsway, Styal Road and Ringway Road, Styal Mill Country Park (National Trust) and Manchester International Airport.

Directions

From our Heald Green Office proceed along Finney Lane turn first right onto Outwood Road bearing third left with the road where the property will be found to the left-hand side.

Accommodation

Canopy porch wooden door to

Entrance hall

15'5 x 6'11 Central heating radiator, laminate flooring, power points, cupboard housing the circuit breaker-storage.

Lounge

15'3 x 12'1 Central heating radiator, uPVC double glazed bay window, electric fire on chimney breast, power points, tv point, phone point.

Diner

16'2 x 13'3 Central heating radiator, uPVC double glazed bay window, power points, tv point, phone point.

Kitchen

10'6 x 6'10 Fitted wall, base and drawer units providing storage and working surfaces, stainless steel single drainer sink unit with mixer tap, electric hob with extractor hood above, plumbing for washing machine, tiled to work areas, power points, central heating radiator, uPVC double glazed windows, door to side garden.

Ground floor WC

4'9 X 3' Close coupled wc, pedestal wash basin, uPVC double glazed window.

From the hall stairs with handrail to Landing:

Central heating radiator, power points, access to loft area.

Bedroom 1

11'6 x 8'11 Central heating radiator, uPVC double glazed bay window overlooking garden, power points.

Bedroom 2

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

Bedroom 3 Central heating radiator, power points, uPVC double glazed window, boiler on wall.

Shower room /wc

6'4 x 6'3 Fitted suite comprising fully tiled shower cubicle, vanity style sink unit with storage below, close coupled wc, tiled to splash areas, central heating radiator, uPVC double glazed bay window.

Outside

The frontage comprises gravel and separate lawn area enclosed within fencing, good off-road parking. The rear garden comprises of paved area with shrub/tree beds, all enclosed within fencing. There is a patio area to the rear, external tap-enclosed within fencing.

Tenure

Freehold

Council Tax

Band D – Stockport MBC

Possession

On completion

Purchase Price

£470,000

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.

