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Roger Dean
Estate Agents
Valuers

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

Apt 12, 67 Greenwood Road Sharston







‘A Two Bedroomed First Floor Apartment’

- **Gas fired central heating**
- **PVC double glazed windows**
- **Intercom entry phone**
- **Open plan lounge/dining room**
- **Bathroom/wc**
- **Communal gardens and parking**
- **No onward chain**
- **Convenient location**
- **Ideal first-time or investor buy**
- **EPC rating C**

Price: £140,000

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 two bedroomed first floor apartment comprises of an entrance hall, through lounge to a fitted kitchen, a main bedroom, a further bedroom and a bathroom. The property also has uPVC windows, a dedicated parking space and communal gardens. Ideally located for Manchester Airport, Wythenshawe Hospital, Heald Green rail station, Metrolink system & easy access to the motorway network. The David Lloyd Centre, Total Fitness, the Hallmark & Village hotels, and shopping facilities at Cheadle Royal, Handforth Dean and Stanley Green (department/superstores) are all within a radius of approx. 3.5 miles. Manchester and Stockport are 9 & 6 miles, respectively both providing a more comprehensive range of leisure/entertainment/ recreational activities catering for a wide range of tastes. The block is well maintained with security locks on the gates and car park.

Directions
From our Heald Green Office proceed along Finney Lane, continuing onto Simonsway to the traffic lights, turn right onto Greenwood Road and the Apartment Block will be found on the right hand side.

Accommodation
Communal entrance
Stairs to all floors.

Entrance hall
14'6 x 4'7 – Central heating radiator, entry phone point, power points, central heating radiator, smoke alarm.

Lounge/dining room
15'2 x 11'8 Central heating radiators, uPVC double glazing, power points, tv point, phone point, Wall lights x2.

Kitchen
10'10 x 8'2 Fitted wall and base units providing storage and working surfaces, stainless steel single drainer sink unit with mixer tap, electric oven/grill, four burner gas hob and extractor hood above, power points, cupboard housing boiler.

Bedroom 1
11'7 x 10'10 Central heating radiator, uPVC double glazed picture window, power points.

Bedroom 2
11'5 x 9'5 Central heating radiator, uPVC double glazed picture window, power points.

Bathroom/wc
9'2 x 8'2 Suite comprising twin grip panelled bath, pedestal wash basin, close coupled wc, central heating radiator, half tiled in ceramics, downlights.

Outside
The apartments are set in communal gardens with shrub/bushes and enclosed within fencing, communal parking with allocated space.

Management fees
£1,814.75 per annum – includes cleaning and gardening to the communal areas, window cleaning and buildings insurance.

Tenure
Leasehold

Ground rent
£150 per annum

Council Tax
Band B – Manchester CC

Possession
On completion

Postcode
M22 8NB

Purchase Price
£140,000

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.

