

**Roger Dean**  
218 Finney Lane  
Heald Green  
Cheadle, Cheshire  
SK8 3QA  
Tel: 0161 437 0711  
Fax: 0161 498 8863

**Roger Dean**

**Estate Agents  
Valuers**

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

## **5 Ennerdale Drive Gatley**



### **‘A Four Bedroom Detached Family Home with Lounge and Office’**

- **Freehold property**
- **Convenient location**
- **Four bedroomed**
- **Entrance hall**
- **No onward chain**
- **Lounge/ Diner**
- **Front and rear garden**
- **Laundry room**
- **Bathroom and ground floor WC**
- **Gas fired central heating**
- **Viewing recommended**
- **EPC: C**

**Price Guide: £520,000**

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 four bedroomed detached home offers an entrance hallway with downstairs wc, lounge/diner, office and fitted kitchen, utility room, all occupying the ground floor, with four bedrooms and a family bathroom with separate wc on the first floor. Gas fired central heating and uPVC windows incorporating sealed unit double glazing have been installed. Externally there is a driveway providing good off-road parking and good-sized gardens to front and rear.

Ennerdale Drive is located within Gatley and within one mile or so of both Gatley and Heald Green village centres where a range of amenities include shops for everyday needs and rail travel from Gatley/ Heald Green Stations including connections to the InterCity network.

Within a radius of three miles are schools for varying ages, the shopping centres at Cheadle Royal, Handforth Dean and Stanley Green (department/superstores), the leisure facilities at The David Lloyd Centre, The Village and Total Fitness Centre, access to the national motorway system and the A555 bypass, Manchester International Airport (hotels/rail station), the office centres/business parks at Simonsway, Ringway Road and Styal Road. Manchester and Stockport are some nine/six miles distant respectively, both offering a comprehensive range of leisure/entertainment/recreational opportunities for the majority of tastes. Call our Heald Green office for an appointment to view.

### **Directions**

From our Heald Green Office proceed along Finney Lane, turn fourth left onto St Ann's Road North continue for approximately one mile turn left onto Grasmere Road, tturn right on to Ennerdale Drive where the property will be on the right hand side.

## **Accommodation**

### **Entrance hall**

18'9 x 7'11 Central heating radiator, power point, cupboard for storage alarm system, door to:

### **Lounge/ Dining Room**

21'11 x 12'6 central heating radiator, uPVC double glazed window, fire surround with inset brick surround, power points, tv point, French glazed patio doors to rear garden.

### **Fitted kitchen**

10'8 x 9'8 Fitted with a range of wall and base units providing good storage and working surfaces, stainless steel drainer sink unit, space for free standing oven and grill, four burner electric hob, power points, tiled to splashed area, downlights, wooden door to rear.

### **Ground floor wc**

4'4 x 5'7 Close coupled wc, wash basin, mirror, uPVC double glazed window.

### **Office**

9' x 8'10 uPVC double glazed window, central heating radiator, power points.

### **Laundry room**

8'5 x 5'5 Space for washing machine, power points, housing boiler.

**From the hall stairs with handrails to Landing:** Central heating radiator, uPVC double glazed window, power point, cupboard providing storage and access insulated loft area.

**Bedroom 1**

12' x 10'6 Central heating radiator, uPVC double glazed window, power points, closet providing good hanging/storage.

**Bedroom 2**

11'1 x 10'4 Central heating radiator, uPVC double glazed window, power points.

**Bedroom 3**

12' x 8'11 Central heating radiator, uPVC double glazed window, power points, closet providing good hanging and storage space.

**Bedroom 4**

10'6 x 8'9 Central heating radiator, uPVC double glazed window, power points.

**Bathroom**

5'7 x 5'3 Fitted suite in blue comprising wash basin set in a vanity unit, bath with electric shower overhead, central heating radiator, mirror, uPVC double glazed window, half tiled

**WC**

5'3 x 2'7 low level wc, uPVC double glazed window.

**Outside**

The frontage comprises lawn with shrubs, driveway provides good off-road parking

**Attached Garage**

18'9 x 7'11 Metal door, gas and electric, electric supply, personal door leading to rear garden, single pane wooden framed window.

**Rear garden**

Paved patio area, raised lawn with surrounding flower/shrub beds, enclosed within fencing, side pathways lead through gates to front.

**Tenure**

Freehold

**Council Tax**

Advised as Band F– Stockport M B C

**Possession**

On completion

**Purchase Price**

**£520,000**

**Postcode**

SK8 4RX

**Viewing Arrangements**

Accompanied by the Agents only

**Note**

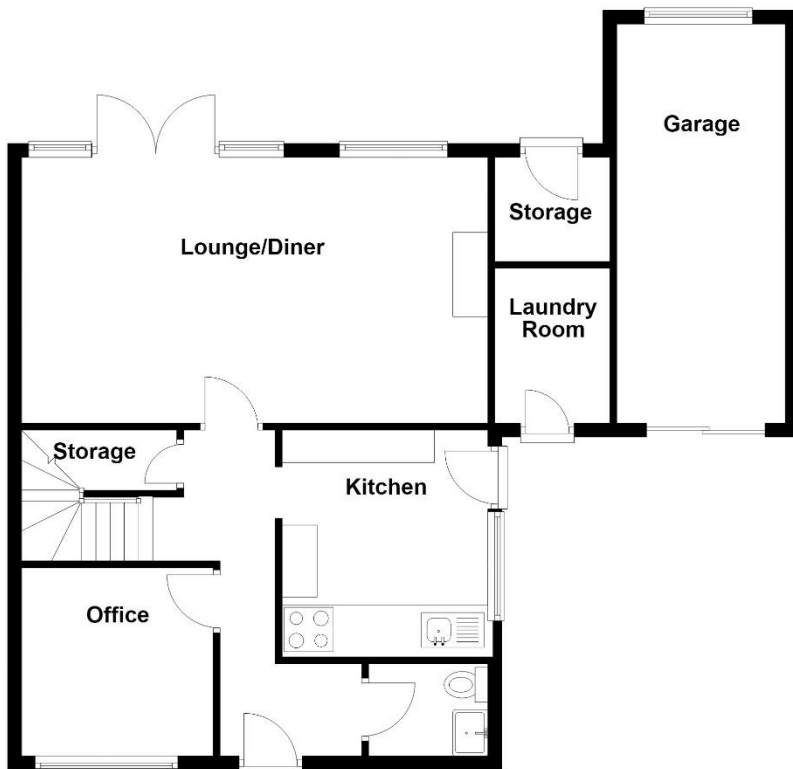
Roger W Dean & Company has not tested the gas appliances at this property and cannot therefore state that they are in full working order. We recommend the purchaser have them checked by a Gas Safe registered gas engineer.

**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.



Ground Floor



First Floor

