

Roger W Dean & Company Ltd
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

16 Chard Drive Woodhouse Park



‘A Three Bedroomed Mid- Terrace Family Home’

- Freehold
- No forward chain
- Three bedrooms
- Lounge /dining room
- Fitted kitchen
- Upvc double glazed window
- Bathroom - separate wc
- Gardens to rear
- Convenient location
- Viewing recommended
- Gas Fired Central Heating
- Awaiting EPC rating

Price: £230,000

This three bedroomed mid terrace family home offers good family accommodation. Offering gas fired central heating, uPVC windows incorporating sealed unit double glazing, lounge, dining room, fitted kitchen. Three good sized bedrooms and a bathroom with separate wc are on the first floor. The property also benefits from gardens to the rear. Conveniently situated for a wide range of amenities including local shops/markets at Civic Centre, leisure/entertainment activities at The Forum and The Woodhouse Park Lifestyle Centre, health centre, business parks/office centres at Styal Road, Ringway Road and Simonsway, access to the national motorway network, Metrolink services, Manchester International Airport (hotels/rail station) and schools – all of which are within a radius of three miles or so. 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 office proceed along Finney Ln, Continue onto Simonsway for 0.9 miles, turn left onto Ruddpark Rd then turn left onto Portway after 100 yards turn right onto Brayford Road, turn right onto Dunkery Road, first left on to Culmere Road and then left on to Chard Drive were the property will be found at the end of the road.

Accommodation

Porch

8'7 x 3'11 uPVC super structure on brick wall.

Entrance hall

10'1 x 6'5 Central heating radiator, phone point, uPVC double glazed window.

Lounge

13'10 x 10'2 Central heating radiators, uPVC double glazed windows, feature fire surround electric fire, power points, tv point

Dining room

8'5 x 7'10 at widest point, Central heating radiators, uPVC double glazed windows, powerpoints.

Kitchen

11'9 x 8'10 Fitted with a range of wall, base and drawer units providing storage and working surfaces, stainless steel single drainer sink unit with mixer tap, space for freestanding electric cooker with extractor hood above, power points, uPVC double glazed window.

Utility room

11'6 X 5'8 uPVC double glazed window, power points, gas meter, tap.

Downstairs WC

4'10 X 2'7 Low level wc, uPVC double glazed window,

From the hall stairs with handrail to Landing: Power point, uPVC double glazed window, access to loft area, built in storage cupboard offering good storage space.

Bedroom 1

15'3 x 9'10 Central heating radiator, uPVC double glazed window, power points.

Bedroom 2

12'1 x 9'4 overall. Central heating radiator, uPVC double glazed window, power points.

Bedroom 3

9'10'3 x 9'4 Central heating radiator, uPVC double glazed windows, power points, cupboard providing storage space.

Bathroom

5'7 x 4'11 Wash basin set on vanity unit, bath with shower running off mixer taps, uPVC double glazed window. Aqua boards to splash areas.

Separate wc

5'7 x 2'8 Low level wc, uPVC double glazed window.

Outside

The frontage comprises a paved area providing good off-road parking, rear garden comprising lawns and shrubs-all enclosed within fencing.

Tenure

Freehold

Council Tax

Band A – Manchester CC

Possession

On completion

Postcode

M22 1WG

Purchase Price

£230,000

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.

