

**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)

## 14 Clifton Avenue Heald Green



### ‘A Three Bedroomed Detached Family Home’

- No forward chain
- uPVC double glazed windows & doors
- Generous sized rooms
- Lounge open to dining room
- Fitted kitchen
- Convenient location
- Separate brick-built garage
- Three bedrooms
- Family bathroom/wc
- Large rear garden
- Viewing recommended
- EPC rating D

**Price £360,000**

Conveniently situated, this three bedroomed detached property in need of modernising, offers an ideal family home with flexibility or ideal for investor buyer. Comprising entrance hall, lounge open to dining room, fitted kitchen, garage and utility. Three bedrooms and a bathroom/wc can be found on the first floor. Gas fired central heating and uPVC windows. have been installed. Located within one mile of the village centre where a range of amenities include shops for everyday needs and rail travel from Heald Green Station 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, 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 more comprehensive range of leisure/entertainment/recreational opportunities for the majority of tastes.

#### Directions

From our Heald Green Office proceed along Finney Lane, turn right onto Styal road, turn fourth right on Elmsleigh Road, first left onto Clifton Drive, first right onto Clifton Avenue, where the property will be found on the right-hand side.

#### Accommodation

uPVC double glazed sliding door to:

#### Entrance hall

10'8 x 7'6 Central heating radiator, storage cupboard housing electrics, power point.

#### Lounge

18'6 x 11'3 Fireplace with marble surround, Central heating radiator, uPVC double glazed French doors, power points, tv point, double wooden doors open to:

#### Dining room

16'1 x 11'11 Central heating radiator, power points, uPVC double glazed window and glazed double French doors leading to garden,

#### Fitted kitchen-

19'3 x 8'3 Fitted with a range of wall, base and drawer units, aqua board to splashback areas, stainless steel 1½ bowl single drainer sink unit with mixer tap, integrated microwave, integrated oven, integrated grill, electric hob with extractor above, power points, uPVC double glazed window, tiled flooring.

#### WC

wash basin on vanity unit, close coupled wc, housing boiler

**From the hall stairs with railed balustrade to Landing:**

Airing cupboard, access to loft area.

#### Bedroom 1

13'4 x 11'1 Central heating radiator, uPVC double glazed window, power points, fitted wardrobes and drawers.

#### Bedroom 2

11'1 x 10'49 Central heating radiator, uPVC double glazed window, power points.

#### Bedroom 3

9'10 x 8'5 Central heating radiator, uPVC double glazed window, power points.

#### Bathroom /wc

8'4 x 7'6 uPVC double glazed window. fully tiled, fitted suite comprising corner bath, electric shower cubicle, Pedestal wash basin on vanity unit, WC and central heating radiator.

#### Detached Garage

Metal pull up and over door, housing gas meter.

#### Outside

The frontage comprises lawn with surrounding tree/shrub beds, and driveway. To the rear is an enclosed garden with generous lawn space and paved area, including shrubs and a garden shed.

#### Tenure

TBA

#### Council Tax

Band D – Stockport M B C

#### Possession

On completion

#### Purchase Price

£360,000

#### Postcode

SK8 3UG

#### Viewing Arrangements

By appointment with the Agents

#### 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.

