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

6 Bristol Close Heald Green



‘A Fully Renovated Three Bedroomed Mid Terraced Family Home’

- No forward chain
- Freehold
- Gas fire central heating
- Lounge
- Fitted kitchen
- Three bedrooms
- Bathroom with shower
- Seperate WC
- uPVC double glazed windows & doors
- Gardens to the front and rear
- Viewing recommended
- EPC rating C

Price: £280,000

This three bedroomed terraced home offers good family accommodation in a convenient location. Comprising gas fired central heating, uPVC windows and doors incorporating sealed unit double glazing, entrance hall, lounge, fitted kitchen, three bedrooms and a bathroom with shower and separate wc. Bristol Close is located within a quarter mile of the village centre where a range of amenities includes, shops, library, health centre, bus services and train travel from Heald Green station including connections to the InterCity network. Within a radius of three miles are 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, schools, access to the national motorway network, Manchester International Airport (hotels/rail station), the office centres/business parks at Simonsway and Styal Road and the Styal Country Park (National Trust). Manchester and Stockport are some nine/six miles distant respectively, both offering a more comprehensive range of leisure, entertainment and recreational activities catering for the majority of tastes.

Directions

From our Heald Green Office proceed along Finney Lane, turn right onto Outwood Road proceed for 1/2 a mile then turn left on to Outwood Road continue then turn right onto Newbury Road proceed for 80 yards where Bristol Close will be found on the left hand side.

Entrance hall

3'9 x 6'11 Power points, cupboard housing electric meter.

Lounge

18'11 x 11'1 Central heating radiator, uPVC double glazed windows, power points, tv point, uPVC french door to rear.

Fitted kitchen

11'10 x 8'5 Fitted with a range of wall and base units providing good storage, quartz worktop with good surfaces space, granite single drainer sink unit with mixer tap, integrated electric oven, integrated microwave, electric hob with extractor fan above, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, power points, uPVC double glazed windows, cupboard housing gas meter, cupboard with good storage.

Utility

6'9 x 8'5 Space for washing machine and dryer, electric meter, powerpoints.

From the entrance hall stairs to:

Landing

10'2 x 2'7 Access to insulated and boarded loft.

Bedroom 1

10'11 x 11'4 Central heating radiator, uPVC double glazed window, power points, built in cupboard providing good storage over the bulk head.

Bedroom 2

12'11 x 10'2 Central heating radiators, uPVC double glazed window, power points.

Bedroom 3

8'x 7'4 Central heating radiator, uPVC double glazed window, power points

Bathroom with shower

5'7 x 4'9 Fitted suite comprising bath with shower overhead, low level wc with hose, vanity wash basin, mirrored cabinet, uPVC double glazed window.

WC

4'11 x 2'7 Upper level wc

Outside

Lawn and patio area, all enclosed within fencing.

Tenure

Freehold

Council Tax

Tax Band B - Manchester CC

Possession

On completion

Postcode

SK8 3LX

Purchase Price

£280,000

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.

