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Roger Dean

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

53 Brown Lane Heald Green



‘A Three Bedroomed Semi-Detached Bungalow’

- Loft space
- Utility room
- Off road parking
- Lounge
- Open kitchen/ diner
- Convenient location
- Bathroom and separate wc
- Three bedrooms
- Gardens to rear
- Attached garage
- Viewing recommended
- EPC: D

Price: £475,000

This three bedroomed semi-detached bungalow offers flexible accommodation in a convenient location. Good plot with potential to extend if required-subject to any necessary planning permissions. Brown lane is located close to the village centre (quarter mile) where a range of amenities include, 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 or so 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 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 left onto Freshfields, right onto Eastleigh Road, first left on Ainsdale Drive, left onto Meadows Road, right onto Brown Lane where the property will be found on the left-hand side.

Accommodation

Canopy porch

uPVC door to;

Entrance hall

11'3 x 3'7 Central heating radiator, power points, built in storage cupboard.

Kitchen/ Breakfast room

20'4 x 10'10 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 slot in range gas cooker with extractor hood above. power points, tiled to work areas, centre island with wine cooler and power point, uPVC double glazed window.

Lounge

15'7 x 11'10 Central heating radiator, uPVC double glazed bay window, feature fire surround, power points, tv point.

Sitting room

11'10 x 7'7 Central heating radiator, power points, French doors to rear, uPVC double glazed window.

Utility

10'3 x 4'8 Space for fridge freezer, plumbing for washing machine and space for dryer, uPVC door to rear.

Loft space

20'4 x 10'6 Velux windows, power points, central heating radiator, eaves storage.

Bedroom 1

11'8 x 10'11 Central heating radiator, uPVC double glazed bay window, power points, fitted robes and shelved/ drawer units.

Bedroom 2

10'5 x 10'5 Central heating radiator, power points, tv point, uPVC double glazed bay window.

Bedroom 3

10'6 x 7'2 Central heating radiator, Velux window, power points.

Bathroom

12'1 x 8'6 Fitted suite comprising walk in shower, close coupled wc, wash basin set on drawer unit, bath, chrome central heating ladder style radiator, uPVC double glazed window, fully tiled walls, built in storage cupboard.

Separate WC

3'9 x 3'7 Close coupled wc with hand basin, uPVC double glazed window, tiled floor.

Outside

The frontage comprises paved driveway providing good off-road parking, enclosed brick wall.

Rear Garden

Car port, patio area and lawn with surrounding flower/shrub beds, all enclosed within fencing.

Attached Garage

16'7 x 10'3 power points, offering good storage space.

Tenure

Freehold

Council Tax

Band C— Stockport MBC

Possession

On completion

Purchase Price

£475,000

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.

