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Roger Dean

***Estate Agents
Valuers***

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

35 Rosslare Road Peel Estate



A Three Bedroomed Semi-Detached Family Home

- Gas fired central heating
- uPVC windows and doors
- Entrance hall
- Lounge
- Fitted kitchen
- Three bedrooms
- Shower room/ wc
- Front & rear gardens
- Off- road parking
- Viewing recommended
- No forward chain
- EPC awaiting

Price: £270,000

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 three-bedroomed semi-detached home is situated on a popular development - Peel Estate. This particular property will suit families and first-time buyers. The property comprises entrance hall, lounge into Diner, fitted kitchen, three family bedrooms and a shower room/ wc. Conveniently situated for a wide range of amenities including local shops 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 system, 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. Please call our Heald Green Office to make an appointment to view.

Directions

From our Heald Green Office proceed along Finney Lane, continue onto Simonsway, turn fourth right onto Portrush Road, turn right onto Rosslare Road where No.35 will be found on the left-hand side.

Porch

6'2 x 2'9 uPVC super structure and door to:

Accommodation

Entrance hall

Central heating radiator, power points.

Lounge/ dining room

24'3 x 12'6 uPVC double glazed window, gas fire with surround, power points, tv point, phone point, uPVC sliding patio doors lead to the rear garden.

Kitchen

10'11 x 7' Fitted wall/base units providing storage space and working surfaces, integrated oven with gas hob and extractor hood above, composite sink unit with mixer tap, integrated fridge and freezer, plumbing for automatic washing machine, power points, tiled in ceramics to work areas, further wall mounted storage cupboards, wall mounted central heating boiler, uPVC double glazed windows, uPVC door to garden.

From the hall stairs with hand rail to Landing:

Power point, uPVC double glazed window, access to boarded and insulated loft with pull down ladder,

Bedroom 1

13'4 x 8'8 Central heating radiator, uPVC double glazed window, power points, fitted wardrobes providing good storage.

Bedroom 2

9'3 x 9'2 Central heating radiator, uPVC double glazed window, power points, fitted wardrobes providing good storage, cupboard housing water tank.

Bedroom 3

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

Bathroom/wc

6'1 x 6'1 Fitted shower cubicle with bar thermostatic shower over, pedestal wash basin and low level wc, central heating radiator, fully tiled in ceramics, uPVC double glazed window.

Outside

The frontage offers lawn area with pathway and off-road parking.

Rear garden offers lawn area, patio area lighting, detached Garage, gate to side parking area, tap, enclosed within fencing.

Tenure

Leasehold

Council Tax

Manchester CC – Band B

Possession

On completion

Purchase Price

£270,000

Post Code

M22 5QQ

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.

Ground Floor



First Floor

