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Roger Dean

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

2 Cleveleys Avenue Heald Green



‘Corner Plot Four Bedroomed Semi-Detached Well-Presented Family Home’

- Freehold
- Convenient location
- Entrance hall
- Lounge
- Fitted kitchen
- Four bedrooms
- Conservatory
- Attached garage
- Corner plot
- Off-road parking and rear garden
- Viewing recommended
- EPC F

Price £450,000

Corner plot position, this well-proportioned four bedroomed semi-detached property offers an ideal family home. Comprising entrance hall, lounge, dining room, fitted kitchen occupy the ground floor with four bedrooms plus a family bathroom and separate wc on the first floor. The house is all uPVC windows and doors incorporating sealed unit double glazing have been installed. Located towards the southern fringe of Heald Green, within one mile or so 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 comprehensive range of leisure/ entertainment/recreational opportunities for the majority of tastes. Call our Heald Green office for an appointment to view.

Directions

From our Heald Green Office proceed along Finney Lane turn left onto St Ann's Road North, turn left onto Brown Lane, turn second right onto Cleveley Avenue where the property will be found on the right-hand side on the corner.

Entrance hall

12'7 x 5'5 Electric heater, small cupboard under stair for storage.

Lounge

13'8 x 11'5 Electric heater, uPVC double glazed bay window, power points, tv point, feature fire surround with inset electric fire and marble hearth.

Conservatory

12' x 10'8 uPVC super structure on dwarf brick wall, ceiling fan, uPVC double glazed double doors to rear garden.

Fitted kitchen

12'9 x 9'5 Fitted with a range of wall, base and drawer units providing good storage and working surfaces, stainless steel 1½ bowl single drainer sink unit with mixer tap, integrated electric oven, with gas hob and extractor above, space for dishwasher, space for American fridge freezer, plumbing for washing machine, power points, uPVC double glazed windows, laminate flooring, Electric heater, uPVC single door leading to side garden.

From the hall stairs with railed balustrade to Landing: Access to insulated loft, powerpoint.

Bedroom 1

13'6 x 11'8 uPVC double glazed windows (one bay) power points, laminate flooring, Electric heater.

Bedroom 2

12'9 x 11'8 uPVC double glazed window, power points, tv point, laminate flooring.

Bedroom 3

12'4 x 7'3 uPVC double glazed window, power points, laminate flooring.

Bedroom 4

12'9 x 6'4 two uPVC double glazed windows, power points, laminate flooring.

Shower room

6'11 x 6'8 Fitted three-piece suite in white comprising vanity unit housing wash basin and close coupled wc, walk in shower cubicle with thermostatic shower, ladder style electric heater radiator, fully tiled in ceramics.

WC

4'4 x 2'5 Vanity style low level wc, fully tiled, uPVC double glazed window.

Internal garage

15' x 7'00 Metal doors, power points, water tank, electric meter.

Outside

Frontage comprises large block driveway providing good off-road parking, EV charging.

Rear garden

Patio areas, outside tap and external power points all contained within fencing and side access gate.

Tenure

Freehold

Council Tax

Band C – Stockport M B C

Possession

On completion

Purchase Price

£450,000

Postcode

SK8 3RH

Viewing Arrangements

By appointment with the Agents

note

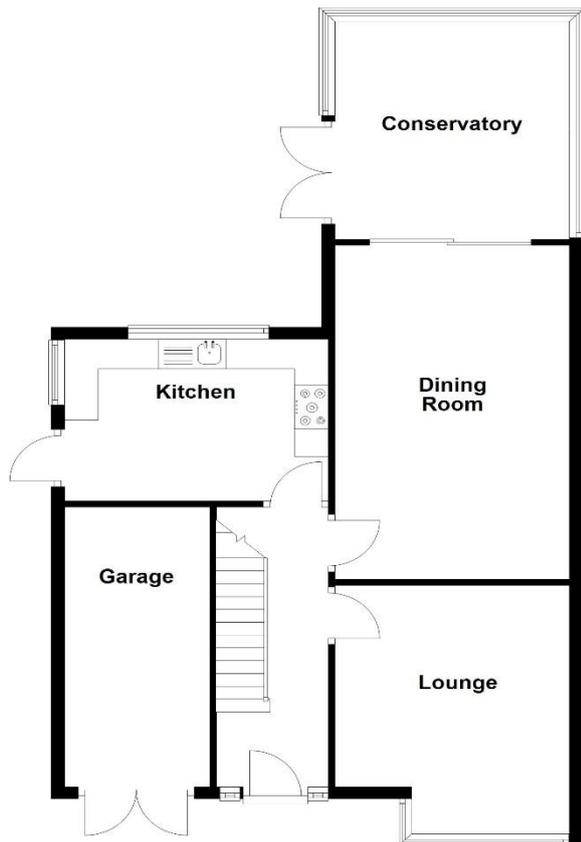
Roger W Dean & Company has not tested the gas appliances at this property and cannot therefore state that they are in full working order. We recommend the purchaser have them checked by a Gas Safe registered gas engineer.

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.



Ground Floor



First Floor

