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Roger Dean

***Estate Agents
Valuers***

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

11 Shawbury Road, Baguley, M23 2ZQ



‘Fully Renovated Two Bedroomed Semi-Detached Bungalow with Open Plan Living’

- Two bedrooms
- No onward chain
- Entrance hall
- Open plan lounge
- Fitted breakfasting kitchen
- Viewing recommended
- Convenient location
- Shower room
- Gas fired central heating
- Good off-road parking
- Garden to front & rear
- EPC rating C

Price: £350,000

Offered for sale this fully renovated two bedroomed semi-detached bungalow provides an outstanding opportunity for a couple, first-time buyer or investor. The property benefits from gas fired central heating, uPVC double glazed windows, gardens to front and rear and off-road parking. The location is convenient with a wide range of amenities on offer in the vicinity. Within a radius of three miles or so are the centres of Wythenshawe and Altrincham with bars, restaurants and shops, together with department/superstores and the Metrolink tram service. Further shops including Tesco Extra, Matalan etc., at Altrincham Road, the hospitals at Baguley, Manchester International Airport (hotels/rail station), access to the national motorway network and Southmoor Trading Estate. Manchester and Stockport are some nine/seven miles distant respectively, both of which offer a more comprehensive range of leisure, recreational and entertainment opportunities catering for the majority of tastes. A call to our Heald Green Office to arrange an early appointment is advised – ring 0161 437 0711

Directions

From our Heald Green Office proceed along Finney Lane, continue onto Simonsway and continue past The Forum and The Manchester Academy turning right onto Firbank Road. Turn right into Shawbury Road where the property will be found on the left-hand side

Entrance

Hallway

15'10 x 2'08 Power points, cupboard with meters, access to insulated and boarded loft, glazed doorway to:

Lounge

15'01 x 11'04 uPVC double glazed window with shutter blinds, power points, Column style radiators, feature electric fireplace set in media wall, Karndean flooring.

Kitchen

21'07 x 4'9 Fitted wall and base units providing storage and work surfaces, stainless steel single drainer sink unit, newly fitted Lamona four burner electric hob & integrated oven and grill, Lamona dishwasher, boiler cupboard, uPVC French doors to rear with fitted shutters, Karndean flooring.

Shower room

7'01 x 4'10 Suite in white comprising shower cubicle, pedestal wash basin, close coupled wc, uPVC double glazed window, fully tiled, Karndean flooring.

Bedroom 1

13'01 x 9'05, uPVC double glazed window with shutter blinds, power points, Karndean flooring.

Bedroom 2

11'08 x 6'02 uPVC double glazed window with shutter blinds, power points, Karndean flooring.

Garden

The frontage offers lawn, good off-road parking and planter bed. To the rear is an enclosed paved area leading to a lawn contained within fencing, rear gate for access.

Tenure

Freehold

Council Tax

Band A – Manchester CC

Possession

On completion

Postcode

M23 2ZQ

Purchase Price

£350,000

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.

Ground Floor

