

**Roger W Dean &
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Roger Dean

*Estate Agents
Valuers*

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

11 Rosslyn Road Heald Green



‘A Three Bedroomed Semi-Detached Family Home, In Need of Modernising’

- **No Forward Chain**
- **Freehold**
- **Fitted kitchen**
- **Dining room**
- **Off road parking**
- **Three bedroomed**
- **uPVC double glazed windows**
- **Detached garage**
- **Gas heating**
- **Generous sized garden**
- **Viewing highly recommended**
- **EPC rating awaiting**

Price: £295,000

This three bedroomed semi-detached home in need of modernising in a convenient location. Comprising uPVC double glazed windows, gas fired heating, lounge, dining room, fitted kitchen, three bedrooms and a bathroom. Externally there is a block paved driveway providing good off-road parking, a garage and generously sized gardens to the rear. The location is within half mile of the village centre where facilities include shops for everyday needs, library, health centre, bus services to surrounding areas and rail travel from Heald Green station including connections to the InterCity network and the A555 bypass. Within a radius of three miles are schools, the shopping centres at Cheadle Royal, Handforth Dean and Stanley Green (department/superstores), the leisure centres at The David Lloyd Centre, The Village and Total Fitness Centre, Manchester International Airport (hotels/rail station), access to the national motorway system and the office centres/business parks at Simonsway, Styal Road and Ringway Road. Manchester and Stockport are some nine/six miles distant respectively, both offering a more comprehensive selection of leisure/recreational/entertainment opportunities catering for the majority of tastes

Directions

From our Heald Green Office proceed along Finney Lane, turn ninth right onto Rosslyn Road where the property will be found on the left-hand side.

Entrance hall

8'4 x 7'5 power points, cupboard housing electric meters, Door to

Lounge

16'3 x 11'6 into bay. Gas fire, uPVC double glazed bay window, power points, tv point, fireplace.

Dining room

11'5 x 9'6 Gas fire, power points, under stair storage housing gas meter, Door open to:

Fitted kitchen

11'8 x 8'3 Fitted with a range of base units providing good storage and working surfaces, stainless steel bowl single drainer sink unit with mixer tap, space for oven, space for washing machine, space for undercounter fridge freezer, power points, tiled to work areas, , uPVC double glazed window, electric heater.

From the entrance hall stairs with railed balustrade to: Landing – Downlights, dado rail

Bedroom 1

13'03 x 11'05 Gas fire, uPVC double glazed bay window, power points.

Bedroom 2

10'11 x '9'2 Gas heater, uPVC double glazed window, power points.

Bedroom 3

7'5 x 6'10 uPVC double glazed window, power points.

Bathroom

6'9 x 6'6 Fitted suite comprising bath with electric shower overhead, wash basin on unit, close coupled wc, tiled to splash areas, electric heater, uPVC double glazed window.

Outside

The frontage comprises block paved area with fencing surrounding providing good off-road parking and leads to:

Detached Garage

Double wooden doors, good storage space

Rear garden

Lawn with paved area, lawn area, external tap, garden shed.

Tenure

Freehold

Council Tax

Band C – Stockport MBC

Possession

On completion

Purchase Price

£295,000

Postcode

SK8 3DJ

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.

