

Roger W Dean & Company Ltd

218 Finney Lane
Heald Green
Cheadle, Cheshire
SK8 3QA
Tel: 0161 437 0711
Fax: 0161 498 8863

Roger Dean

**Estate Agents
Valuers**

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

11 Elmsleigh Road Heald Green



‘A Three Bedroomed Semi-Detached Family Home’

- **No forward chain**
- **uPVC double glazed windows**
- **Ground floor wc**
- **Lounge – dining room**
- **Fitted kitchen**
- **Bathroom/wc with shower**
- **Three bedrooms**
- **Off-road parking**
- **Gardens to front & rear**
- **Convenient location**
- **Viewing recommended**
- **EPC rating**

Price: £350,000

This well presented three bedroomed semi-detached home provides good family accommodation in a pleasant location. The property comprises entrance porch, hall, lounge, dining room, fitted kitchen, three bedrooms and a bathroom/wc. Elmsleigh Road lies within a mile of Heald Green village centre where amenities include shops for everyday needs, library, health centre, road transport services to surrounding areas and rail travel from Heald Green station including connections to the InterCity network. At a radius of three/four miles or so are the shopping facilities at Cheadle Royal, Handforth Dean and Stanley Green (department/superstores), the leisure centres at The Village, Total Fitness and David Lloyd Centre, access to the national motorway network and the A555 Manchester Airport Eastern Link Road, Manchester International Airport plus a wide range of activities provided at the Village Hall on Outwood Road. Manchester and Stockport are some nine/six miles distant respectively both of which offer a more comprehensive range of leisure/entertainment/recreational facilities catering for the majority of tastes.

Directions

From our Heald Green Office proceed along Finney Lane turn right at the traffic lights onto Styal Road, turn fourth right onto Elmsleigh Road, follow the round around where the property will be found on your left-hand side.

Porch

7'7 x 1'9 uPVC double glazed windows and doors

Entrance hall

11'4 x 7'8 Central heating radiator, phone point, power points

Downstairs w/c

8'5 x 2'5 Close coupled wc, sink unit with storage underneath, half tiled walls, tiled floor

Lounge/ Dining Room

23'1 X 10'3 uPVC double glazed window, feature marble fireplace surrounds with gas fire insert, power points, telephone point, uPVC double glazed patio doors leading to garden

Kitchen

9'10 x 8'4 Fitted with a range of base and drawer units providing storage and working surfaces, stainless steel single drainer sink unit with mixer tap, integrated double oven, integrated fridge, and freezer, power points, two uPVC double glazed windows, tiled to work areas, door to utility.

Utility

9'1 x 4'3 uPVC double glazed window, power points, door to garage

From the hall stairs with handrail to Landing:

uPVC double glazed window, power points, loft hatch, built in cupboard containing water tank providing good storage space.

Bedroom 1

13'6 x 10'4 Central heating radiator, built in robes, headboard and dressing table, uPVC double glazed window, power points.

Bedroom 2

10'7 x 10'4 Central heating radiator, uPVC double glazed window, power points.

Bedroom 3

9'10 x 8'4 Central heating radiator, uPVC double glazed window, power points.

Bathroom/wc

8'4 x 7'4 Suite in olive comprising panelled bath with shower over, pedestal wash basin, close coupled wc, central heating radiator, uPVC double glazed window, tiled walls.

Outside

The frontage comprises driveway providing off-road parking.

Garage

Up and over garage door, power points, gas and electric meters

Rear garden

Lawned garden enclosed by shrubs and fencing

Tenure

Leasehold

Council Tax

Tax Band C Stockport Council

Possession

On completion

Purchase Price

£350,000

Viewing Arrangements

By appointment with the agents.

Postcode

SK8 3UD

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.

