

**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

6 Eskdale Gatley



‘A Two Bedroomed Semi-Detached Bungalow in a Convenient Location’

- **Two Bedrooms**
- **Convenient location**
- **Lounge/Dining room**
- **Fitted Kitchen**
- **Off road parking**
- **Shower room/ WC**
- **Chain free**
- **Garage**
- **Gas fired central heating**
- **Front and rear garden**
- **Viewing highly recommended**
- **EPC awaiting**

Price: £255,000

This two bedroomed Semi- detached bungalow offers good accommodation which would suit a family unit or investor buyer. Comprising gas fired central heating- Worcester boiler, uPVC double glazed windows, lounge/dining room, fitted kitchen, two bedrooms, shower room separate wc and gardens to front and rear. Eskdale is conveniently located for Manchester International Airport (hotels/rail station), Metrolink system, Gatley rail station, access to the national motorway connections, the leisure facilities at David Lloyd Centre, Hallmark Hotel, The Village and Total Fitness Centre, plus shopping facilities at Cheadle Royal, Handforth Dean and Stanley Green (department/ superstores) all of which are within a radius of three and a half miles or so. Manchester and Stockport are some nine/six miles distant respectively, both providing a more comprehensive range of leisure/ entertainment/recreational activities catering for a wide range of tastes. A viewing of this apartment is highly recommended.

Directions

From our Heald Green Office proceed along Finney Lane turn left onto St Ann's Road North, follow the road for 1 mile, turn right onto Kendal drive then your first right onto Eskdale where the property will be found on your righthand side.

Accommodation

Entrance porch

uPVC door, porch light, tiled floor.

Entrance hall

10'6 x 6'6 overall Central heating radiator.

Lounge/dining room

17'9 x 11'7 Central heating radiator, electric fireplace, power points, uPVC door to garden.

Kitchen

8'00 x 7'9 Fitted base and drawer units offers storage and working surfaces, stainless steel single drainer sink unit with mixer tap, gas oven with integrated gas hob, space for washing machine, tiled to work areas and floor, power points, uPVC double glazed windows, cupboard housing electric fuses, Worcester boiler.

Bedroom 1

11'3 x 10'10 Central heating radiator, uPVC double glazed, power points. Fitted robes with mirror providing good hanging and storage space.

Bedroom 2

8'8 x 8'2 Central heating radiator, power points, uPVC double glazed window.

Bathroom

6'00 x 5'6 Fitted suite comprising cubicle shower, vanity style sink unit with storage below, Ladder style central heating radiator, uPVC double glazed window.

Outside

The frontage comprises lawn area with paved area for off-road parking.

The back garden comprises of a lawn area, patio area to the rear, external tap-enclosed within fencing.

Detached Garage

16'4 x 8'8 Metal pull up and over door, power points, shelves.

Tenure

Freehold

Council Tax

Band C – Stockport MBC

Possession

On completion

Postcode

SK8 4QN

Purchase Price

£255,000

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.

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

