

Roger W Dean & Company Ltd
218 Finney Lane
Heald Green
Cheadle, Cheshire
SK8 3QA
Tel: 0161 437 0711
Email: carole@roger-dean.co.uk



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

31 Nethercote Avenue Baguley



‘A Two Bedroomed Terraced Family Home with Landscaped Garden’

- Well presented
- Freehold
- Private driveway
- Landscaped garden
- Newly fitted kitchen
- Two bedroomed
- Showerroom with wc
- uPVC double glazed windows
- Enclosed garden to the rear
- Convenient location
- Viewing recommended
- EPC rating D

Price: £280,000

A well-presented two-bedroom mid-terrace home offering bright, spacious accommodation, a private rear garden and a convenient location close to a range of local amenities. Ideal for first-time buyers, growing families, or investors, this property combines comfortable living with excellent accessibility. Comprising gas fired central heating, uPVC windows incorporating sealed unit double glazing, entrance hall, lounge, fitted kitchen, two bedrooms and a bathroom with shower. The property also benefits from off-road parking. Ideally located in the popular Baguley area of M23, the property is conveniently positioned for a wide range of amenities including local shopping at the Civic Centre, leisure facilities at The Forum and Woodhouse Park Lifestyle Centre, and Wythenshawe Hospital (approximately 1.5 miles). Wythenshawe Park, offering extensive green space and recreational facilities, is around 2 miles away. Excellent transport links include nearby Metrolink stops providing direct access to Manchester City Centre and Manchester Airport, with easy access to the M56, M60 and surrounding motorway network. A good selection of schools, business parks and Manchester Airport are all within approximately 3 miles, while Manchester and Stockport are approximately 9 and 6 miles distant respectively.

Directions

From our Heald Green Office proceed along Finney Lane, turn right onto Styal Road proceed for 1 mile then turn left onto Hollyhedge Road, turn right onto Wendon Road, right onto Blackcarr Road then a left onto Nethercote Avenue, turn right onto Kempsford Close then a final left onto Nethercote where the property will be found on the left hand side.

Entrance hall

11'8 x 3'6 Power points, cupboard housing electric meter. flooring though to:

Lounge

15'1 x 11'1 Central heating radiator, uPVC double glazed windows, power points, tv point, cupboard providing storage.

Fitted kitchen

12'9 x 11'3 Fitted with a range of wall and base units providing good storage, worktop with good surface space, single drainer sink unit with mixer tap, integrated electric oven, electric hob with extractor fan above, integrated fridge freezer, plumbing for washing machine, plumbing for dishwasher, power points, uPVC double glazed windows, French doors to rear.

From the entrance hall stairs to:

Landing

Access to insulated and boarded loft.

Bedroom 1

13'6 x 8' Central heating radiator, uPVC double glazed window, power points, cupboard providing good hanging space.

Bedroom 2

11'3 x 8'7 Central heating radiators, uPVC double glazed window, power points.

Bathroom with shower

9'4 x 4'1 Fitted suite comprising shower cubicle, low level wc, vanity wash basin, mirrored cabinet, fully tiled, uPVC double glazed window.

Rear garden

Lawn and patio area, garden shed, outside tap, all enclosed within fencing.

Outside

The frontage offers driveway providing good off-road parking and a lawn area.

Tenure

Freehold

Council Tax

Tax Band B - Manchester CC

Possession

On completion

Postcode

M23 1LL

Purchase Price

£280,000

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.

