

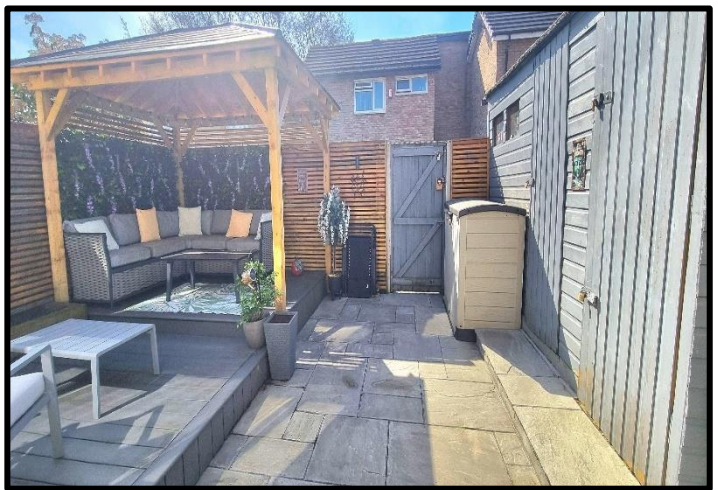
Roger W Dean & Company Ltd
218 Finney Lane
Heald Green
Cheadle, Cheshire
SK8 3QA
Tel: 0161 437 0711
Fax: 0161 498 8863

Roger Dean

**Estate Agents
Valuers**

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

3 Rookwood Avenue Baguley



‘A Modern Three Bedroomed Mid Terraced Family Home’

- Freehold
- Three bedrooms
- Lounge
- Fitted kitchen
- Bathroom/wc
- uPVC double glazed windows
- Close to transport links
- Convenient location
- Ideal family home
- EPC rating TBC

Price: £330,000

This three bedroomed terraced family home comprises of an entrance hall, lounge open to dining room and a fitted kitchen, located on the first floor is three bedrooms and a family bathroom. The property also has uPVC windows, Gas fired central heating and a rear garden. Ideally located for Manchester Airport, Wythenshawe Hospital, Metrolink system & easy access to the motorway network. Within ¼ mile is Brookway Retail park and various supermarkets which caters for your everyday needs.

The David Lloyd Centre, Total Fitness, the Hallmark & Village hotels, and shopping facilities at Cheadle Royal, Handforth Dean and Stanley Green (department/superstores) are all within a radius of approx. 3.5 miles. Manchester and Stockport are 9 & 6 miles, respectively both providing a more comprehensive range of leisure/entertainment/recreational activities catering for a wide range of tastes.

Directions

From our Heald Green Office proceed along Finney Lane, continuing onto Simonsway to the traffic lights, turn right onto M56 slip road to Stockport/ Manchester. Take the 3A exit, turn left onto Altrincham Road continue for 1 mile then right onto Moor Road then your first right on to Parklands Road, then first right on to Rookwood Avenue where the property will be found on the left-hand side.

Accommodation

Porch

6'4 x 3'1 uPVC super structure on low brick wall

Entrance hall

6'2 x 2'10 – Central heating radiator, power points, smoke alarm, two storage cupboards.

Lounge/dining room

18'13 x 14'10 overall Central heating radiators, uPVC double glazed windows, power points, tv point, phone point, spotlights, electric fire on chimney breast with panelled wall feature.

Kitchen

12'6 x 8' Fitted wall and base units providing storage and working surfaces, composite single drainer sink unit with mixer tap, integrated microwave, integrated electric oven/grill, four burner gas hob and extractor hood above, power points, cupboard housing boiler.

WC

5'6 x 5'1 Fully tiled, sink vanity unit, close coupled wc, space for washing machine, space for dryer.

Bedroom 1

11'11 x 9'7 Central heating radiator, uPVC double glazed window, power points.

Bedroom 2

11'10 x 7'6 Central heating radiator, uPVC double glazed window, power points, cupboard for storage.

Bedroom 3

8'9 x 7'10 Central heating radiator, uPVC double glazed window, power points, cupboard for storage.

Bathroom/wc

8'10 x 6'4 Suite comprising twin grip panelled bath, pedestal wash basin, close coupled wc, cubicle shower, central heating radiator, fully tiled in ceramics, downlights.

Outside

The frontage comprises a paved area, fences and railing to the front, back garden comprises of a paved area, pergola, external tap, rear gate leading to alleyway, all enclosed within fencing.

Tenure

Freehold

Council Tax

Band B – Manchester CC

Possession

On completion

Postcode

M23 0GJ

Purchase Price

£330,000

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.

