

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

8 Prospect Vale Heald Green



‘A Three Bedroomed Semi Detached Bungalow with Generously Sized Garden’

- Freehold
- uPVC double glazed windows
- Lounge
- Dining room
- Fitted kitchen
- Three double bedrooms
- Bathroom/wc
- Deatched garage
- Large rear garden
- Off road parking
- Convenient location
- Awaiting EPC rating

Price: £335,000

Situated in the popular village of Heald Green, this three bedroomed semi detached bungalow comprises hallway, lounge, kitchen, two double bedrooms and a bathroom/wc on the first floor. A wooden staircase leads up to bedroom three. Prospect Vale is a cul-de-sac which lies within half mile of the village centre where amenities include shops, library, health centre, bus services to surrounding areas and rail travel from Heald Green station including connections to the InterCity network and the Metrolink system. At a radius of three 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 Centre and David Lloyd Centre, access to the national motorway network, the office centres/business parks at Simonsway, Styal Road and Ringway Road and Styal Mill Country Park (National Trust), Manchester International Airport plus a wide range of activities provided at the Village Hall on Outwood Road. Call our Heald Green Office to arrange an early appointment to view.

Directions

From our Heald Green Office proceed along Finney Lane, turn left onto Freshfield, turn right onto Eastleigh Road, first left onto Ainsdale Road, left onto Meadows Road, left onto Brown Lane and right onto Prospect Vale where the property can be found on the right hand side

Accommodation

Entrance porch

6' x 6' Composite door, uPVC double glazed windows, glazed door to;

Hallway

12' x 5' Central heating radiator, cupboard housing meters, phone and power points, open tread staircase leading to third bedroom.

Lounge

14'1 x 11'1 Two central heating radiators, uPVC double glazed bay window, electric fire set in Lakeland Green Slate surround with matching insert and hearth, power points, tv point.

Dining Room

16' x 11'1 Central heating radiators, uPVC double glazed windows, phone point, archway and steps down to:

Kitchen

11' x 7'10 Fitted with a range of wall and base cupboards providing storage and working surfaces, uPVC double glazed window, space for gas cooker with extractor hood above, space for washing machine and tumble dryer, space for a fridge freezer, cupboard housing central heating boiler, uPVC double glazed door to garden.

Bedroom 1

14'1 x 11'1 Central heating radiator, uPVC double glazed bay window, phone and power points, built in

robes and dressing table offering good storage and hanging space.

Bedroom 2

11'1 x 11'1 Two central heating radiators, power points, tv aerial uPVC double glazed bay window.

Bathroom/wc

7'10 x 6' Central heating radiator, fitted suite in cream comprising twin grip panelled bath, vanity style sink unit and close coupled wc, fully tiled, uPVC doubled glazed window.

Accessed from staircase

Landing area, storage cupboard housing hot water cylinder, further storage space, door to;

Bedroom

14'1 x 11'1 uPVC doubled glazed window, fitted wardrobe offering good hanging space, phone and power points, central heating radiator.

Outside

The frontage comprises lawn with surrounding hedge and fencing, off-road parking leading to:

Detached garage

Metal up and over door, electric light, power points.

.

Rear garden

Large lawn area, patio area, greenhouse, shed with surrounding fencing and hedging, external tap.

Tenure

Freehold

Council Tax

Band D – Stockport MBC

Possession

On completion

Purchase Price: £335,000

Postcode

SK8 3RJ

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.

