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Roger Dean

**Estate Agents
Valuers**

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

Flat 64 Cotefield Road Woodhouse Park



‘A Two Bedroomed Ground Floor Flat’

- Electric heating
- uPVC double glazed windows
- Communal entrance hall
- Entrance hall – entry phone system
- Lounge/dining room
- Fitted kitchen
- Two double bedrooms
- Bathroom/wc
- Communal car park
- Convenient location
- Viewing recommended
- Awaiting EPC

Price: £128,000

Constructed by Westbury Homes, this two bedroom flat offers a good degree of space throughout. No.64 Cotefield Road occupies a convenient position in the block being on the ground floor. The flat comprises entrance hall, lounge/dining room, fitted kitchen, two bedrooms and a bathroom/wc. Externally the communal gardens are enclosed within a curtilage wall with wrought iron embellishments and parking is provided to the rear. The flat is conveniently situated for a wide range of facilities including bus services to surrounding areas, Metrolink tram system, motorway access points, Manchester International Airport (including rail connections). Local shops are available at Civic Centre along with leisure facilities at The Forum and The Woodhouse Park Lifestyle Centre. Manchester and Stockport (nine/six miles distant respectively) both offer a wide range of leisure, entertainment and recreational opportunities including bars, department stores, superstores, theatres, galleries and restaurants. A fine flat in a convenient location with much to offer – call our Heald Green Office for an appointment to view.

Directions

From our Heald Green Office proceed along Finney Lane, continue onto Simonsway, through three sets of traffic lights. Turn first left onto Oatlands Road. At the mini roundabout turn right onto Cotefield Road, proceed for half a mile where the property will be found on the right-hand side.

Accommodation

Communal entrance porch

Individual post boxes, electric meter cupboard, door to:

Communal entrance hall

Staircase leads to all floors.

Entrance hall

19'3 x 3'9 Entry phone point, power point, circuit breaker, cupboard housing the hot water cylinder

Lounge/dining room

22' x 10'1 uPVC double glazed windows. Two electric heaters, power points, tv point. Open to:

Kitchen

9' x 7'2 Fitted with a range of wall and base units providing storage and working surfaces, stainless steel 1½ bowl single drainer sink unit with mixer tap, electric oven, four plate electric hob with extractor hood above, space for fridge freezer, plumbing for automatic washing machine, power points, tiled to work areas, uPVC double glazed window.

Bedroom 1

11'7 x 8'8 Two uPVC double glazed windows, electric heater, power points.

Bedroom 2

8'8 x 7'8 uPVC double glazed window, electric heater, power points.

Bathroom/wc

9' x 7'2 Fitted suite in white comprising panelled bath with shower over – shower screen, pedestal wash basin, close coupled wc, tiled to splash areas, uPVC double glazed window, extractor fan, wall mounted heater, vinyl flooring.

Outside

Entry to the apartment is via a wrought-iron gate in curtilage wall with wrought-iron embellishments, lawns to sides and rear. Gated access to communal parking area at the rear.

Service charge

£1440.00 per annum to cover buildings, insurance, window cleaning, lighting and heating of the common parts, maintenance of grounds.

Council Tax

Band B – Manchester CC

Possession

On completion

Post Code

M22 1UG

Purchase Price: £128,000

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.

Ground Floor

