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Roger Dean

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

Flat 4, 129 Haslington Road Peel Hall



‘A Spacious Two Bedroomed First Floor Apartment’

- Electric heating
- uPVC windows
- Lounge open to diner
- Fitted kitchen
- Two double bedrooms
- Bathroom/wc with shower
- Off-road parking
- Close to transport links
- Ideal for first time buyers
- Viewing recommended
- EPC: C
- Leasehold

Price: £174,000

Situated within a popular residential development, this well-presented two-bedroom apartment offers convenient access to a range of local amenities, including reputable schools, excellent transport links, the motorway network, and Manchester Airport. The accommodation briefly comprises a communal entrance hall leading to a private entrance hall with burglar alarm, two generously sized double bedrooms, an 'L'-shaped lounge/dining room, a fitted kitchen, and a modern bathroom/WC. Additional features include uPVC double glazing and Economy 7 heating. Externally, the property benefits from well-maintained communal gardens and a communal parking area, with a designated parking space for each apartment. This property represents an ideal purchase for first-time buyers or investors alike.

A wide variety of amenities can be found within a three-mile radius, including local shopping facilities at the Civic Centre, leisure and entertainment options at The Forum, and major business hubs along Styal Road, Ringway Road, and Simonsway. The area is also well-served by public transport, including the Metrolink, bus routes, and rail services. Nearby Heald Green offers an excellent selection of cafés, shops, restaurants, a library, and further transport links. The larger centres of Manchester and Stockport are approximately nine and six miles away respectively, providing an extensive range of retail, leisure, and recreational facilities.

Directions

From our Heald Green Office proceed along Finney Lane onto Simonsway, turn third right onto Haslington Road, turn Left to stay on Haslington Road, turn right to stay on Haslington Road, turn Left to stay on Haslington Road where the property will be found on the right-hand side.

Accommodation

Entrance porch

Door leads to communal entrance hall. Go up the first set of stairs where Flat 4 will be found on the left-hand side. Door to:

Entrance hall: Power points, electric heater, cupboard housing electrics and good for storage.

Lounge

17'7 x 13'7 Electric Heater, uPVC double glazed window, power points, tv point, phone point

Fitted dining kitchen

7'10 x 7'2 Fitted wall and base units providing storage and working surfaces, stainless steel single drainer sink unit with mixer tap, freestanding electric oven with extractor hood above, plumbing for washing machine, space for fridge freezer, power points, tiled to work areas, uPVC double glazed window.

Bedroom 1

11'00 x 9'7 Electric Heater, two uPVC double glazed windows, power points.

Bedroom 2

10'7 x 9'6 Electric Heater, uPVC double glazed window, power points.

Bathroom/wc with shower

7'10 x 7'2 Fitted suite comprising bath with electric shower over, pedestal wash basin with tiled splash-back, close coupled wc, uPVC double glazed window, half tiled walls to splash areas.

Outside

The apartments are set in communal gardens with shrub/bushes and enclosed within fencing, communal parking with allocated space.

Management fees

£2,700.00 per annum – includes cleaning and gardening to the communal areas, window cleaning, buildings insurance and ground rent.

Tenure

Leasehold

Council Tax

Band C – Manchester CC

Possession

On completion

Postcode

M22 5HR

Purchase Price

£174,000

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.

