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43 Motcombe Road Heald Green



‘A Three Bedroomed Semi-Detached Family Home’

- No onward chain
- uPVC double glazed windows and doors
- Lounge/dining area
- Fitted kitchen
- Three bedrooms
- Bathroom/wc
- Good off-road parking
- Separate garage
- Large garden to the rear
- Convenient location
- Viewing recommended
- EPC rating TBC

Price: £370,000

This three bedrooomed, semi-detached home makes an ideal family home or purchase for a first time buyer. Offering good accommodation in a convenient location. Comprising gas fired central heating, uPVC double glazed windows and doors, open lounge to diner, fitted kitchen, three bedrooms, modern bathroom/wc. The property also benefits from a generous sized garden to the rear, a separate garage and good off-road parking to the front. Motcombe Road lies within a mile of Heald Green village centre where amenities include local schools, shops for everyday needs, library, health centre, road transport services to surrounding areas and rail travel from Heald Green station including connections to the InterCity network. At a radius of three/four 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 and David Lloyd Centre, access to the national motorway network and the A555 Manchester Airport Eastern Link Road, Manchester International Airport plus a wide range of activities provided at the Village Hall on Outwood Road.

Directions

From our Heald Green Office proceed right along Finney Lane, turn right onto Styal Road, then turn right onto Elmsleigh Road, follow around to Motcombe Road where the property can be found on the right-hand side.

Accommodation entrance

uPVC door to

Hallway

Power points, built in cupboard housing electric's, traditional column cast iron central heating radiator, wooden European oak flooring.

Fitted kitchen

10' x 6 Fitted wall and base units providing storage and good working surfaces, single drainer sink unit with mixer tap and boiling water tap, integrated electric oven, grill and microwave, gas hob with extractor hood above, integrated fridge, space for washing machine, space for dryer, under counter dishwasher power points, cupboard housing boiler, tiled splashback to work areas, uPVC double glazed window.

Lounge

11'10 x 11'10 Fireplace with hearth surround, central heating radiator, uPVC double glazed bay window, power points, tv point.

Dinner

18'11 x 11'11 Ladder style radiator, uPVC double glazed sliding patio doors, power points, cupboard for storage.

From the entrance hall stairs with railed balustrade to Landing: Power points, access to boarded loft with pull down ladder.

Bedroom 1

11'10 x 10'9 Central heating radiator, uPVC double glazed window, power points, built in wardrobes providing hanging and storage space.

Bedroom 2

12'5 x 10'5 Central heating radiator, built in wardrobes, uPVC double glazed window, power points.

Bedroom 3

8'10 x 7'2 Central heating radiator, built in wardrobe, uPVC double glazed window, power points.

Bathroom/wc

7'3 x 5'5 Fitted white suite comprising bath with shower overhead, vanity wash basin, low level wc, ladder style central heating radiator, half tiled walls.

Outside

The front of the property offers good off-road parking, paving with surrounding flower/shrub beds behind brick walling and fencing, separate bin store area surrounded in fencing.

Rear Garden

The rear garden has many features including a decking area with steps leading to the lower level lawn, comprising shed, pergola, pond, brick BBQ, surrounded with trees and shrubs all enclosed within fencing.

Separate garage

Single garage with double wooden doors, power points.

Tenure

Leasehold with ?? years remaining

Ground Rent: £??

Council Tax

Band C – Stockport MBC

Possession

Vacant possession

Postcode

SK8 3TT

Purchase Price

£370,000

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.

