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136 Finney Lane Heald Green



A Three Bedroomed End Terraced Family Home with Character

- Freehold
- Fitted dining kitchen
- Three bedrooms
- Good off-road parking
- Lounge
- Three bedrooms
- Rear garden
- Family shower room/ wc
- Gas fired central heating
- uPVC double glazed windows
- Viewing recommended
- EPC rating D

Price: £340,000

A well-presented three bedroomed family home with lots of character. The property has appeal and is updated to provide modern and adaptable family living all situated in a convenient location. Comprising entrance hallway, lounge, and spacious fitted dining kitchen. The first floor comprises three bedrooms, bathroom. Gas fired central heating and a mix of uPVC double glazed windows are installed. The property offers a well-maintained rear garden plus good off-road parking to the frontage making this an ideal family home. The property is a short walk from the village centre where a range of amenities include shops for everyday needs, library, health centre, road transport by public/private operators and less than a mile from Heald Green station offering rail network including connections to the InterCity network. Within a radius of three-miles are schools, the shopping centres at Handforth Dean, Stanley Green, and Cheadle Royal, the leisure facilities at the David Lloyd Centre, The Village and Total Fitness Centre, connections to the national motorway network, the A555 by-pass, Manchester International Airport, the office centres at Simonsway, Styal Road and Ringway Road. Manchester and Stockport are some nine/six miles distant respectively, both offering a more comprehensive range of leisure /entertainment/recreational opportunities for the majority of tastes.

Directions

From our Heald Green Office proceed along Finney Lane towards Wilmslow Road, where the property will be found on your left -hand side just after St Ann's Road North.

Accommodation

Canopy

uPVC door to:

Entrance hall

11'4 x 7'2 uPVC double glazed windows, central heating radiator, power points.

Living room

13'11 x 12 Central heating radiators, uPVC double glazed windows, feature fire place wooden mantel and tiled hearth, power points, tv point

Fitted kitchen / Diner

17'5 x 11'10 Fitted with a range of wall, base and drawer units providing good storage and working surfaces, stainless steel single drainer sink unit with mixer tap, integrated electric oven, four burner electric hob with grill above, plumbing for automatic washing machine, space for fridge freezer, power points, double panel central heating radiator, space for dining table, wall light point, tiled to work areas, tiled floor, pantry cupboard with light and power point, Vaillant central heating boiler, uPVC double glazed window, uPVC door to rear garden

From the hall stairs with handrail to Landing: Central heating radiator, uPVC double glazed window, power points.

Bedroom 1

12 x 9'4 Central heating radiator, uPVC double glazed window, power points.

Bedroom 2

11'11 x 9'4 Central heating radiator, uPVC double glazed window, power points.

Bedroom 3

8'3 x 7'8 Central heating radiator, uPVC double glazed window, power points.

Shower room/wc

6'8 x 5'11 Fitted shower cubicle, wash basin set on vanity unit, wc unit, ladder style radiator, uPVC double glazed window, laminate flooring, illuminated wall mounted mirror, storage cupboard, fully tiled walls.

Outside

The front garden provides good off-road parking, EV Charging

Rear garden

Offering hard and soft landscaping providing patio areas, lawn, borders with year-round interest, a plastic garden shed and potting shed. – enclosed within fencing.

Tenure

Freehold

Council Tax

Advised as Band C – Stockport M B C

Possession

On completion

Purchase Price

Offers Over £340,000

Postcode

SK8 3DY

Viewing Arrangements

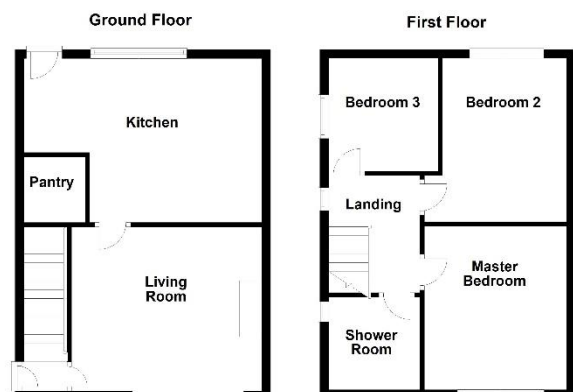
Accompanied by the Agents only

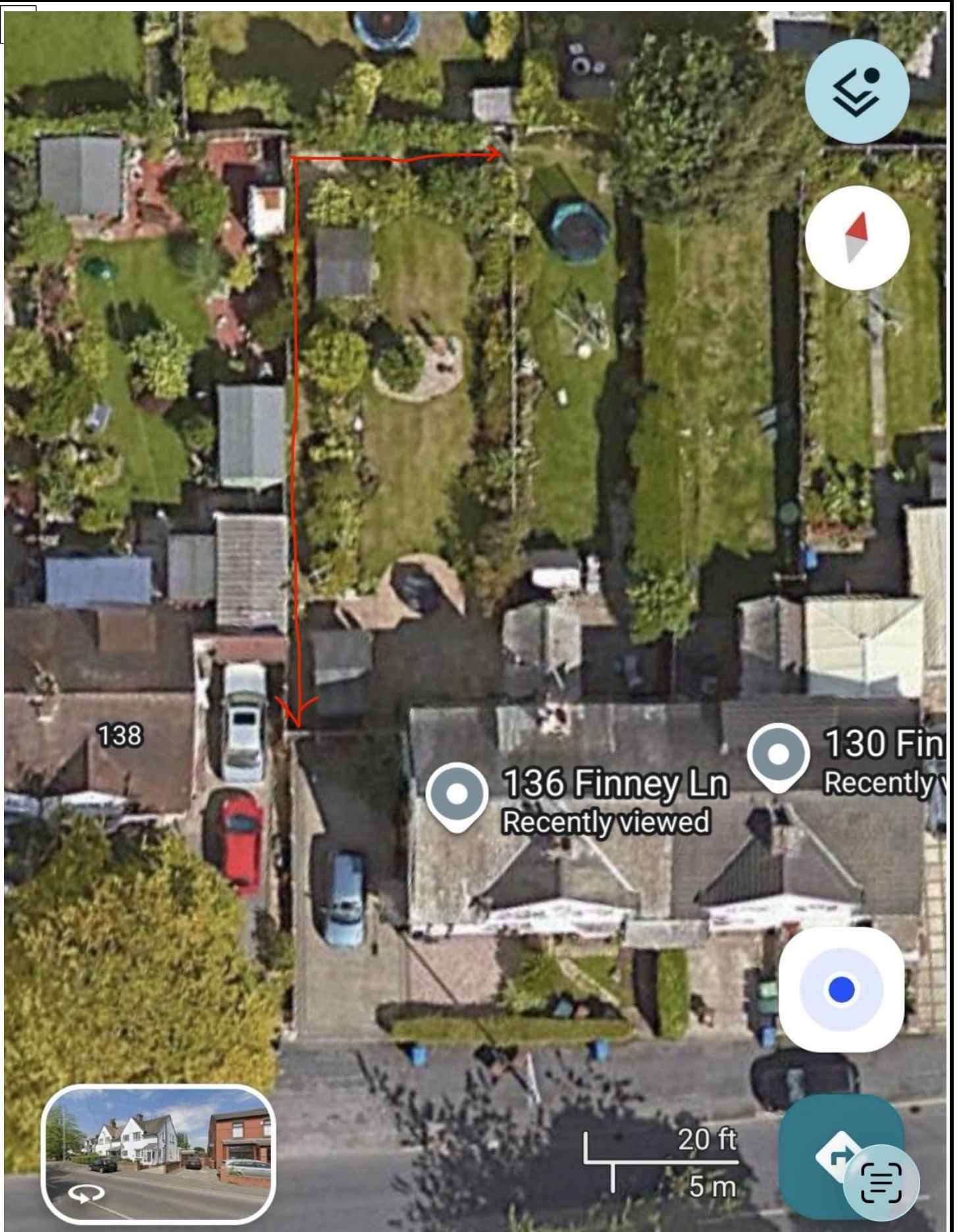
Note

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.

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.





Shared access for bins from 134 Finney Lane highlighted in red