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Roger Dean

Estate Agents &
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8 Knowe Avenue Woodhouse Park



‘Three Bedroomed Mid Terrace House – Ideal for Investor Buyer’

- Freehold
- No forward chain
- Investor Buyer
- Entrance hall – ground floor wc
- Fitted kitchen
- Three bedrooms
- Bathroom/wc
- Enclosed rear garden
- Gas fired central heating
- Popular and convenient location
- Viewing recommended
- EPC rating C

Price: £220,000

This three bedroomed mid terrace home is ideal for an investor buyer. The property offers gas fired central heating, uPVC windows incorporating sealed unit double glazing, ground floor wc, lounge, dining room, fitted kitchen, three bedrooms and a bathroom/wc. Conveniently located for a wide variety of facilities at The Woodhouse Park Leisure and Lifestyle Centre, Metrolink tram system, bus services to surrounding areas and access to the national motorway network, Manchester International Airport (hotels/rail station), the office centres/business parks at Ringway Road, Styal Road and Simonsway. Manchester and Stockport are some nine/six miles distant respectively, both of which offer a more comprehensive selection of leisure/recreational/entertainment opportunities catering for the majority of tastes. An ideal investor or first-time buy – phone 0161 437 0711 to make an appointment to view.

Directions

From our Heald Green Office proceed along Finney Lane onto Simonsway, proceed through two sets of lights, turn left onto Ruddpark Road and make the second left onto Knowe Avenue where the property will be found on the right-hand side

Accommodation

Canopy porch

Entrance hall

20'8 x 6'1 Central heating radiator, power points, circuit breaker, door to:

Ground floor wc

5'3 x 2'6 Close coupled wc, uPVC double glazed window.

Lounge

16'5 x 11'3 Central heating radiator, uPVC double glazed windows, power points, tv point.

Dining room

10'2 x 9'10 Central heating radiator, power points, uPVC Double glazed window, Door to:

Kitchen

8'3 x 5'10 Fitted with a range of wall and base units providing storage and working surfaces, stainless steel single drainer sink unit – mixer tap, space for fridge freezer, power points, tiled to work areas, uPVC double glazed window,

From the hall stairs with handrail to Landing: Central heating radiator, power points, Storage cupboard, access to loft area.

Bedroom 1

16'5 x 10' Central heating radiator, uPVC double glazed windows, power points.

Bedroom 2

11'3 x 9'7 Central heating radiator, uPVC double glazed windows, power points, Storage cupboard.

Bedroom 3

11'5 x 6'7 Central heating radiator, uPVC double glazed window, power points, storage cupboard.

Bathroom/wc

6'6 x 5'8 Suite in white comprising panelled bath with shower over, pedestal wash basin, close coupled wc, tiled to splash areas, uPVC double glazed window.

Outside

The frontage comprises paved path to the front door
The rear garden comprises small patio area and generous lawn area - enclosed within fencing.

Tenure

Freehold

Council Tax

Band B – Manchester CC

Possession

On completion

Postcode

M22 0FG

Purchase Price: £220,000

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.

