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Roger Dean

Estate Agents & Property Managers

11 Livingston Avenue Woodhouse Park

'Three Bedroomed Semi- Detached Family Home'

- **Freehold**
- **Chain Free**
- **Entrance hall _ ground floor wc**
- **Lounge _ dining room**
- **Fitted kitchen**
- **Main bedroom with en-suite shower room**
- **Bathroom/wc**
- **Enclosed rear garden**
- **Communal car park**
- **Popular and convenient location**
- **Viewing recommended**
- **EPC rating C**

£270,000

Built circa 2006 by Persimmon Homes this three bedroomed mid mews home has the benefit of a designated parking area to the rear. The property offers gas fired central heating, uPVC windows incorporating sealed unit double glazing, ground floor wc, lounge, dining room, fitted kitchen, main bedroom with en-suite shower room 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 three sets of traffic lights, turn left onto Portway and second left onto Podsmead Road, continue onto Drake Avenue then straight onto Livingston Avenue, turn left and the property will be found on the left hand side.

Accommodation
Canopy porch
Coach lamp, uPVC door to:

Entrance hall
10’4 x 3’5 Central heating radiator, power points, circuit breaker, door to:

Ground floor wc
5’11 x 3’1 Close coupled wc, pedestal wash basin with tiled splash-back, central heating radiator, uPVC double glazed window.

Lounge
14’2 x 12’3 Central heating radiator, uPVC double glazed window, Adam style fire surround with composite marble insert and hearth, power points, tv point, phone point, understair storage cupboard, French double doors to:

Dining room
8’8 x 7’2 Central heating radiator, power points, uPVC sliding patio doors to rear garden. Open to:

Kitchen
8’7 x 7’9 Fitted with a range of wall and base units providing storage and working surfaces, stainless steel single drainer sink unit – mixer tap, Whirlpool electric oven/grill, electric hob with extractor hood above, plumbing for washing machine, space for fridge freezer, power points, tiled to work areas, uPVC double glazed window, wall mounted Worcester Bosch central heating boiler.

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

Bedroom 1
11’2 x 8’5 Central heating radiator, uPVC double glazed windows, power points, tv point, door to:

En-suite shower room
6’11 x 2’7 Shower cubicle, pedestal wash basin, close coupled wc, central heating radiator, mirror, half tiled.

Bedroom 2
8’11 x 8’10 Central heating radiator, uPVC double glazed windows, power points, tv point.

Bedroom 3
9’2 x 6’8 Central heating radiator, uPVC double glazed window, power points, storage cupboard.

Bathroom/wc
6’1 x 5’6 Suite in white comprising twin grip panelled bath, pedestal wash basin, close coupled wc, central heating radiator, tiled to splash areas, uPVC double glazed window.

Outside
The frontage comprises lawn
The rear garden comprises small patio area and lawn - enclosed within fencing with gate to communal car parking area.

Tenure
Freehold

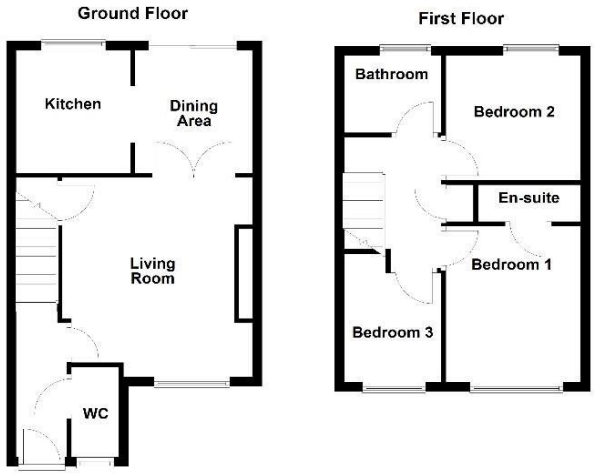
Council Tax
Band B – Manchester CC

Possession
On completion

Postcode
M22 1BT

Purchase Price £270,000

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.