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Roger Dean

***Estate Agents
Valuers***

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

8 Appleford Avenue Newall Green



‘A Three Bedroomed End of Mews Family Home with Bathroom and Ground Floor WC’

- Gas fired central heating
- uPVC double glazed windows
- Ground floor wc
- Lounge
- Fitted kitchen
- Three bedrooms
- Off-Road Parking
- Close to transport links
- Leasehold – 102 years remaining
- No onward chain
- Viewing recommended
- EPC rating D

Price: £250,000

A three bedroomed end of mews home which would suit a family or an investor looking to add to their portfolio. The property comprises entrance hall, lounge, ground floor wc, fitted kitchen, and three bedrooms on the 1st floor. The driveway provides off-road parking and gardens to the rear completes the picture. Conveniently situated for a wide range of amenities including local shops at Civic Centre, leisure/entertainment activities at The Forum and The Woodhouse Park Lifestyle Centre, business parks/office centres at Styal Road, Ringway Road and Simonsway, access to the national motorway network, Metrolink system, Manchester International Airport (hotels/rail station) and schools – all of which are within a radius of three miles or so. Manchester and Stockport are some nine/six miles distant respectively both of which provide a more comprehensive range of leisure/entertainment/recreational activities catering for the majority of tastes. Call us now for an appointment to view.

Directions

From our Heald Green Office proceed along Finney Lane onto Simonways for 2 miles, turn right on to Greenbrow Road, right on to Shadowbrook Avenue then a final left on to Appleford Avenue where the property will be found on your left-hand side.

Entrance hall

11' x 3'1 Cupboard housing electric. Doors to:

Lounge

15'7 x 11'10 Central heating radiator, uPVC double glazed window, power points, tv point, electric fire. Door to:

Kitchen

13'10 x 8'1 Fitted with a range of base and wall cupboards, providing storage and work surfaces, wall mounted central heating boiler, stainless steel single drainer sink unit with hot and cold taps, space for oven with, plumbing for washing machine, tiled flooring, central heating radiator, power points, uPVC double glazed window. Door to rear garden.

Ground floor wc

4'5 x 2'5 close coupled wc, double glazed window.

Stairs with handrail to Landing: uPVC double glazed window, access to loft area

Bedroom 1

11'9 x 10'10 Central heating radiator, uPVC double glazed window, power points, built in cupboard.

Bedroom 2

12'5 x 8'3 Central heating radiator, uPVC double glazed window, power points, built in cupboard proving good storage.

Bedroom 3

8'7 x 7'5 Central heating radiator, uPVC double glazed window, power points.

Bathroom

5'10 x 5'5 Wash basin set on vanity unit, bath with shower running off mixer taps, low level wc, central heating radiator, uPVC double glazed window. Aqua board panels to splash areas.

Outside

Driveway offering good off-road parking, Path and lawn area leading to the house

Rear garden

Paved area, all enclosed within fencing.

Tenure

Leasehold – 102 years remaining

Ground rent - £50pa

Council Tax

Band B – Manchester CC

Possession

On completion

Postcode

M23 2BB

Purchase Price

£250,000

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.

