

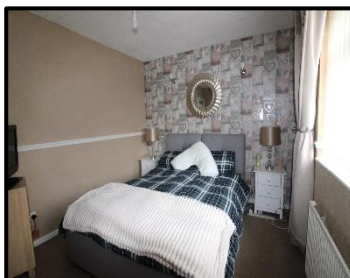
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78 Robinswood Road Woodhouse Park



‘A Three Bedroomed Semi Detached Family Home’

- Gas fired central heating
- uPVC double glazed windows & doors
- Entrance hall
- Lounge
- Fitted kitchen
- Three double bedrooms
- Bathroom/wc with shower
- Off-road parking
- Gardens to the front & rear
- Convenient location
- Viewing recommended
- EPC rating D

Price: £249,950

This three bedroomed semi detached home offers good family accommodation in a convenient location. Comprising gas fired central heating, uPVC windows and doors incorporating sealed unit double glazing, entrance hall, lounge, fitted kitchen, three double bedrooms and a bathroom/wc. The property also benefits from off-road parking. Suitably positioned for a wide range of amenities including local shops/markets at Civic Centre, leisure/entertainment activities at The Forum and The Woodhouse Park Lifestyle Centre, health centre, business parks/office centres at Styal Road, Ringway Road and Simonsway, access to the national motorway network, Metrolink tram 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.

Directions

From our Heald Green Office proceed along Finney Lane onto Simonsway, proceed along Simonsway turn left onto Ruddpark Road, first right onto Hannel Road, right onto Robinswood Road where the property will be found on the left hand side

Entrance porch

uPVC windows and door, door to;

Entrance hall

7'5 x 6'8 central heating radiator, uPVC double glazed window, built in cupboard offering storage and hanging space.

Lounge/dining

17'11 x 16' central heating radiators, wood/coal burner with hearth and feature mantle above, uPVC double glazed window, power points, TV point, uPVC double glazed sliding patio doors leading to:

Conservatory

13'9 x 10'2 uPVC double glazed windows and doors, power points, central heating radiator.

Fitted kitchen

13'7 x 9'3 Fitted with a range of wall and base units providing good storage and working surfaces, stainless steel 1½ bowl single drainer sink unit with mixer tap, fitted electric oven and four burner gas hob with extractor fan above, cupboard housing the central heating boiler, plumbing for washing machine and dishwasher, space for fridge freezer, power points, tiled walls, uPVC double glazed windows, central heating radiator, door to rear garden.

From the entrance hall stairs to:

Landing

13'5 x 3'5 uPVC double glazed window, power points, access to insulated and part boarded loft via drop down ladder.

Bedroom 1

13'11 x 9'10 Central heating radiator, uPVC double glazed window, power points.

Bedroom 2

13 x 9'4 Central heating radiator, uPVC double glazed window, power points, built in cupboard offering good hanging and storage space.

Bedroom 3

9'11 x 9'7 Central heating radiator, uPVC double glazed window, power points.

Shower room/wc

10' x 5'5 Fitted suite comprising walk in shower unit, vanity style sink unit with storage under, close coupled wc, ladder style central heating radiator, uPVC double glazed windows.

Outside

The frontage offers a driveway providing good off-road parking.

Rear garden

Comprising of decked and patio area, lawn with surrounding flowers, trees and shrubs all enclosed within fencing.
Brick built outside wc.

Tenure

Freehold

Council Tax

Tax Band A - Manchester CC

Possession

On completion

Postcode

M22 0BX

Purchase Price

Offers in the region of £249,950

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.

