7 Finchwood Road, Sharston, M22 4UW

We take great pleasure in offering for sale this excellent two-bedroom end mews home, standing in delightful, larger than average gardens. In brief the beautifully presented accommodation comprises, entrance hall, attractive lounge with bay window, modern open plan dining kitchen with built in oven and hob, two double bedrooms and attractive bathroom with overbath shower. Finchwood Road is conveniently located being within easy reach of the metrolink and motorway access. Viewing a must! NO CHAIN
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**Location:** The property forms part of a new development completed by Messrs. Jones Homes, situated close to the Gatley/Sharston border. For the commuter the North-West motorway network can be accessed approximately a quarter of mile away with handy access to Manchester International Airport.

**Directions:** From our Cheadle office, proceed along Gatley Road in the direction of Gatley. Continue through the traffic lights and across Kingsway. Continue through Gatley village where the road becomes Altrincham Road. Continue through the next set of traffic lights and to the end of Altrincham Road. Turn left at the traffic lights into Brownley Road and then first left Finchwood Rd. The property can be found on the left hand side.

**Entrance Hall** Upvc double glazed window, radiator.

**Lounge** 16' 5" x 12' (5m x 3.66m) Stairs to first floor, Upvc double glazed bay window, two radiators, laminate flooring, feature fireplace with living flame effect electric fire.

**Kitchen/Diner** 11' 10" x 11' 10" (3.61m x 3.61m) Fitted with a range of matching base and wall units incorporating Granite working surfaces, inset stainless steel sink unit, built in oven, four ring gas hob with concealed extractor hood over, plumbing for washing machine, space for fridge/freezer, under unit lighting, part tiled walls, Vaillent central heating boiler, Granite breakfast bar, Upvc double glazed window and double doors opening to the rear garden, two radiators, tiled flooring.

**Landing**

**Bedroom One** 12' x 11' 5" (3.66m x 3.48m) Upvc double glazed window, radiator.

**Bedroom Two** 11' x 6' 8" (3.35m x 2.03m) Upvc double glazed window, radiator, built in double cupboard, access to loft.

**Bathroom** Fitted with a white suite comprising panelled bath with overbath shower, low level wc, hand wash basin, radiator, fully tiled walls, Upvc double glazed window, tiled flooring.

**Outside** To the front of the property a driveway provides off road parking facilities. To the rear there is a delightful, larger than average garden with paved patio area, timber decked seating area, shaped flower borders and fenced boundaries.

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Please note that the gas central heating (if applicable) and other appliances mentioned in the above have not been tested by the Agents. Internal photos are reproduced for general information and it must not be inferred that any item shown is included with the property. Floor plans shown give only an indication of the property layout and may not accurately represent the true proportions/dimensions of the accommodation on offer.

**Ref:** 13489
GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.

ENTRANCE HALL
LOUNGE
DINING ROOM
KITCHEN

1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.

LANDING DOWN
WARDROBE

BATHROOM
BEDROOM

TOTAL FLOOR AREA: 713 sq.ft. (66.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission. No descriptions or requirements of services, systems and appliances shown have been tested and no guarantee is given that any prospective purchaser will be able to connect easily or in any way. None of the services, systems and appliances shown have been tested and no guarantee is given as to their operability or efficiency or if they can be given. Made with Metropia ©2020