

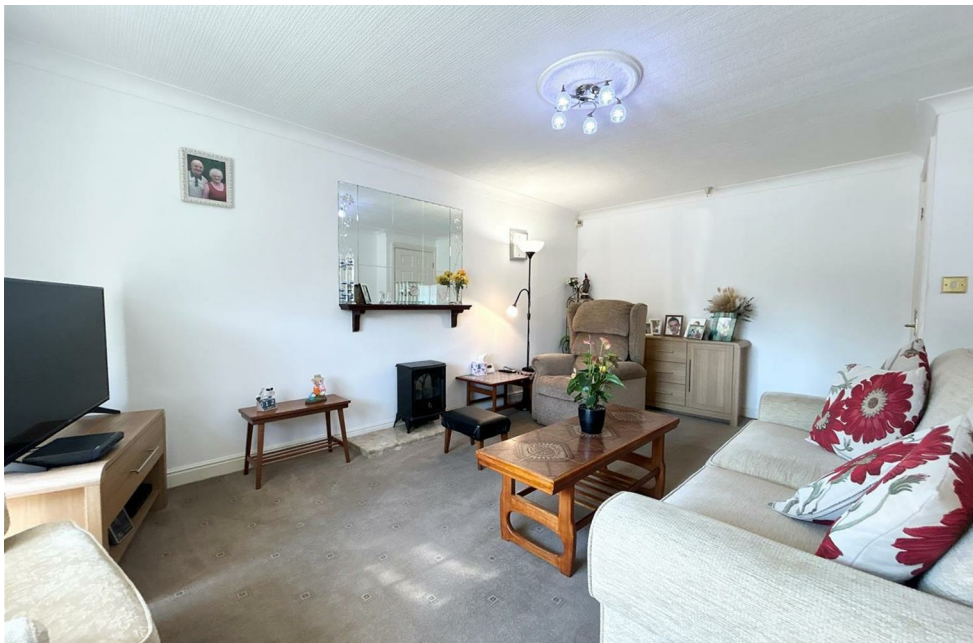


22 Deanwater Court
Heald Green SK8 3HU
70% Shared ownership £136,500

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22 Deanwater Court

Heald Green SK70 3TH Shared ownership £136,500

A Two Bedroom, Semi Detached, 70% Shared Equity Bungalow.
(No Rent Payable).

Situated on a select development, this lovely semi detached bungalow is one of only three such properties on the development. It has well proportioned rooms for a property of this type which comprises: Entrance Hall, Lounge, Kitchen, Inner Hallway with Cupboard leading to Two Bedrooms, Shower Room/WC. Outside are communal gardens and parking.

The property lies within a mile of Heald Green village and train station. In addition, a bus service runs along Outwood Road at the end of the road to the property. Other Centres are close by.

Being shared equity (70%), there is no rent payable, only a monthly service charge. In addition, it makes the asking price extremely attractive having a 30% discount off the actual valuation.

Viewing by Appointment. Not to be missed.

- Over 55's
- 70% Shared Ownership (No Rent Payable)
- Gas Central Heating
- PVCU Double Glazing
- Two Bedrooms
- Communal Gardens
- Nicely Appointed

Entrance Hall
Double glazed front door and Pvcu double glazed side panel.
Laminate flooring. Radiator. Cloak cupboard.

Tenure: Leasehold
Council Tax: SMBC C

Kitchen
7'9" x 7'1"

Part tiled walls. Inset 1 ¼ basin sink unit with mixer taps. Fitted wall and base units with work surfaces over and work top lighting. Gas hob and extractor hood, fan assisted electric oven / grill. Space for fridge & freezer. Plumbing for washing machine. Wall mounted gas boiler.

Lounge
18'11" x 11'
Television point. Double and single radiators. Coving.

Inner Hall
Linen cupboard.

Bedroom 1
12' x 10'1"
Fitted wardrobes with bridging unit over, corner fitted wardrobe with mirrored door. Wall light point. Double radiator. Telephone point.

Bedroom 2
9'2" x 8'10"
Double radiator. Pvcu double glazed patio door.

8'2" x 4'11"
8'2" x 4'11"
Tiled walls. Shower cubicle and thermostat controlled shower. Vanity unit with wash basin. Low level w.c. Chrome heated towel rail. Tongue and groove timber ceiling. Extractor fan.

Externally
There are communal gardens with lawn, established flower beds and pathways. Communal car parking.

Service Charges and Lease Details
Subject to a monthly service charge of £108 (£1296 per annum)

Lease - 999 year lease with 964 years remaining.





Ground Floor

Approx. 54.0 sq. metres (581.4 sq. feet)



Total area: approx. 54.0 sq. metres (581.4 sq. feet)

22 Deanwater Court



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	72		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

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Company Registration No. 5615498