



122A Finney Lane  
Cheadle SK8 3DY  
£195,000





# 122A Finney Lane

## Cheadle SK8 3DY

£195,000

A Three Bedroom, First Floor Flat with a garage.

Situated on Finney Lane, This flat has the added advantage of a brick garage.

It offers: Entrance vestibule with stairs to first floor landing, Lounge/Dining Room, Kitchen, Three Bedrooms, Bathrooms/WC. The flat does require some minor improvement but offers excellent living space at a sensible price.

The Development offers shops to the ground floor with flats above. Within the block is a grocery store, newsagent, off licence and hairdressers.

Heald Green main shopping area is less than half a mile away which also offers a train station (Manchester Piccadilly approximately 20 minutes away). Within approximately three miles are the M56/M60 Motorways, Manchester Airport and the super stores on the A34 Bypass.

- PVCU Double Glazing
- Electric Off Peak Heating
- Three Bedrooms
- Convenient Location
- Brick Garage

Entrance Vestibule

Tenure: Freehold  
Council Tax: SMBC B

Stairs to First Floor Landing  
Built in Cupboard

L Shaped Lounge/Dining Room  
17'6" x 12'2" to 9'  
Storage Heater  
Glazed Door to:

Kitchen  
9'7" x 6'9"  
Part Tiled Walls, Stainless Steel Sink Unit, Fitted Cupboards  
Electric Hob and Under Oven/Grill, Space for Fridge

Bedroom One  
14' x 9'7"  
Storage Heater, Built in Wardrobes

Bedroom Two  
14' x 7'2"  
Storage Heater, Built in Wardrobes

Bedroom Three  
15' x 7'2"

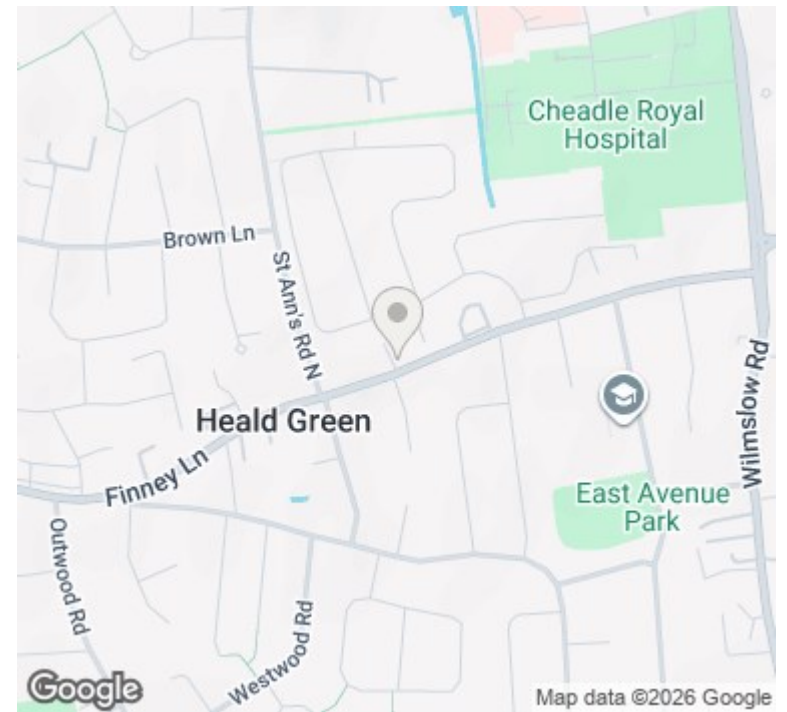
Bathroom/WC  
9'5" x 5'5"  
Tiled Walls, White Suite plus Shower over Bath  
Airing Cupboard

Outside  
Brick Garage





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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

mainandmain.co.uk

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

**Lettings (1<sup>st</sup> Floor)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498