



Offers In The Region Of £315,000

- Beautiful Semi Detached Property
- Modern Dining Kitchen
- Detached Single Garage
- Ideal Family Home
- Offered With No Upward Chain
- Modern Family Bathroom
- Ample Off Street Parking
- Three Bedrooms
- Cul De Sac Setting
- South Facing Rear Garden

16 Goldcrest Close, Greater Manchester M22 4WU

 3  1  1  C

Council Tax Band: C

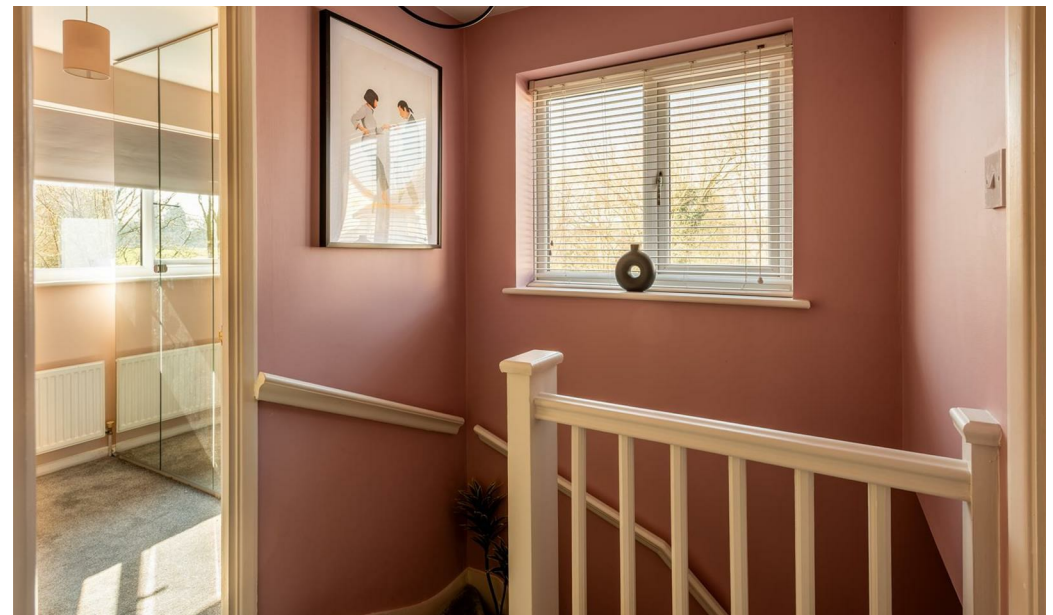




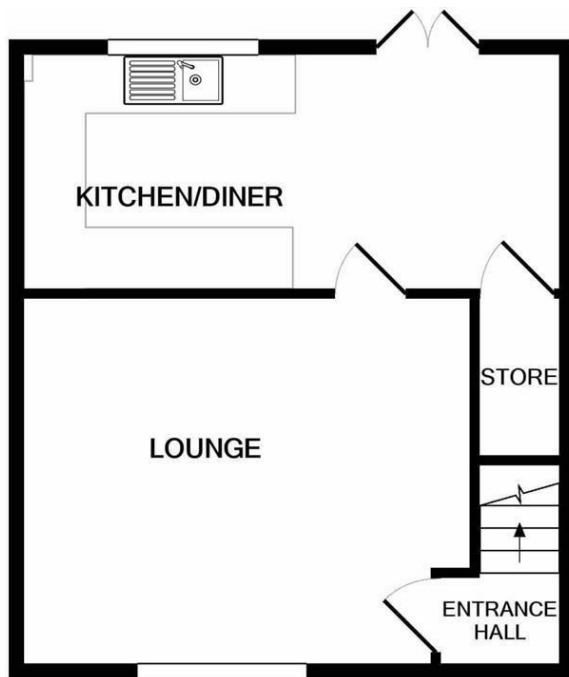
This delightful home has been well maintained by the current owner and enjoys a prominent position within this sought after location. The internal accommodation comprises of entrance vestibule having carpeted staircase to upper landing, front facing lounge with double glazed window formation. The modern fitted dining kitchen is to rear having ample wall mounted and floor standing units, complimentary work surface and tiling to splash back. Double glazed French doors give access to the private rear garden grounds. Deep under stair storage facilities ideal for housing larger household items. The first floor landing leads to the family bathroom with modern white three piece suite of low flush wc, wash hand basin and bath with overhead shower, the bathroom is fully tiled for ease of maintenance. Two double bedrooms, one located to front and the other situated to rear. The third room is a single bedroom and is currently being utilised as a dressing room.

The front of the property has block paved driveway providing ample off street parking and leads to the detached single garage with up and over front door. The delightful rear garden is south facing enjoying maximum sunlight, fully enclosed by timber fencing. The garden ground is easily maintained with artificial grass, raised flower bed border and patio area for outdoor entertaining.

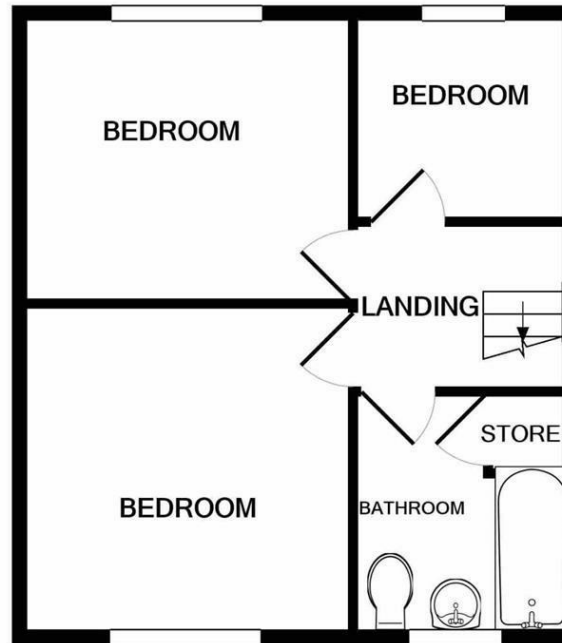
The property is a Freehold and council tax C.







GROUND FLOOR
APPROX. FLOOR
AREA 353 SQ.FT.
(32.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 353 SQ.FT.
(32.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 707 SQ.FT. (65.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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