



## 2 William Lister Close, Manchester, M40 1PU

**£225,000**

This beautifully refurbished three bedroom end terrace is ready and waiting for its next chapter. Stylishly decorated in modern, neutral tones throughout, it's the kind of home you can move straight into, ideal whether you're a first time buyer, growing family, or simply looking for a fresh start.

Step through the front door into the hallway, with stairs leading up to the first floor. To the right you will find the kitchen - stylish with modern cabinetry and herringbone style flooring. There's also a handy downstairs WC, perfect for busy mornings.

To the rear of the house, you will find the spacious lounge and dining area. with herringbone flooring and two windows to the rear, plus a door opening out onto the garden. Outside, the garden is private and low maintenance, with a lawn laid with artificial turf, plus a block paved patio and driveway. The driveway is accessible via wrought iron gates.

Upstairs, there is a brand new family bathroom with a modern suite, including a rainfall shower for a touch of luxury. The three bedrooms all have a fresh, airy feel, complete with new carpets ready to sink your feet into.

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## Hallway

Stairs leading to first floor. Ceiling light. Door to:

## Kitchen

10'3" x 9'1" (3.12m x 2.77m)

Fitted with matching range of base and eye level units with coordinating worktops over. Plumbed for automatic washing machine. Space for fridge/freezer. Built in electric oven with four ring gas hob and extractor hood over. Wall mounted boiler. Window to front elevation.

## Lounge/Dining Room

11'1" x 19'7" (3.38m x 5.97m)

Two windows to rear elevation. Double radiator. Door to rear garden. Two ceiling lights.

## WC

WC. Hand wash basin. Heated towel rail,. Ceiling light.

## Storage Cupboard

A useful space for coats and shoes.

## Stairs and Landing

Two windows to front elevation. Doors to all bedrooms and bathroom.

## Master Bedroom

15'8" x 9'1" (4.78m x 2.77m)

Window to rear elevation. Double radiator. Ceiling light.

## Bedroom Two

7'11" x 10'11" (2.41m x 3.33m)

Window to rear elevation. Double radiator. Ceiling light.

## Bedroom Three

7'6" x 7'1" (2.29m x 2.16m)

Window to side elevation. Double radiator. Ceiling light.

## Bathroom

Fitted with white three piece suite comprising panelled bath with glass shower screen and mains fed shower over, hand wash basin and WC. Window to front elevation. Heated towel rail. Tiled flooring. Tiled full height behind bath.

## Outside and Gardens

Low maintenance garden to rear laid with artificial lawn with block paved patio and driveway space.

## Additional Information

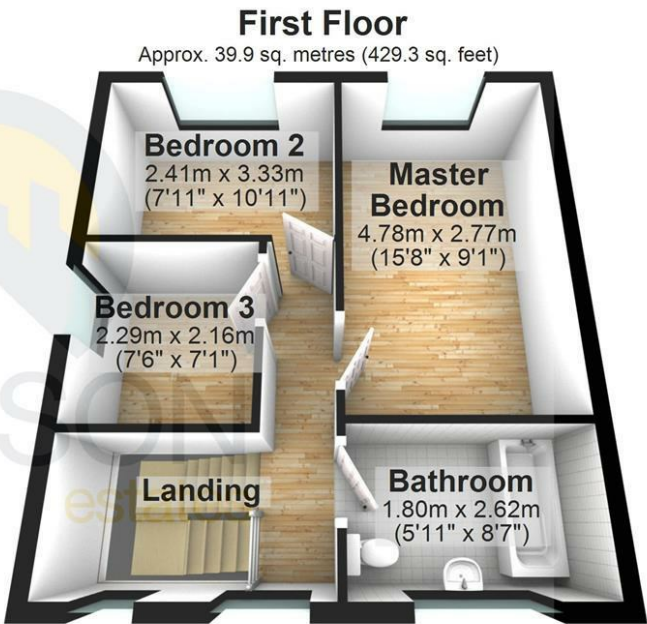
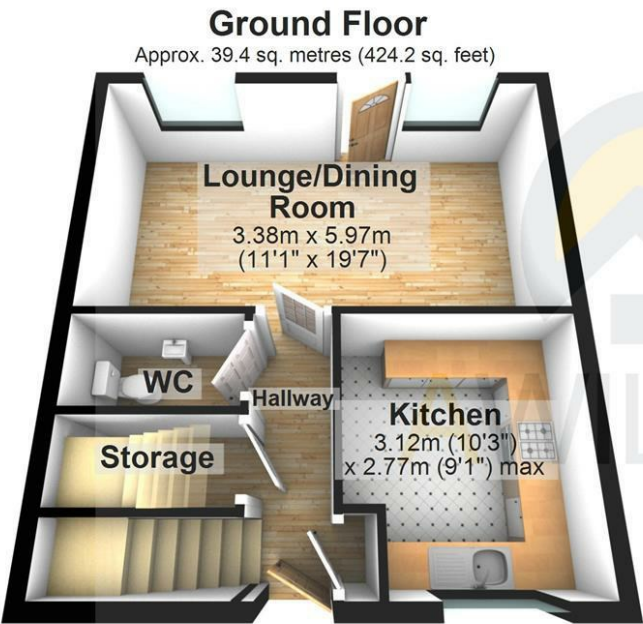
Tenure: Freehold

EPC Rating:

Council Tax Band: A







Total area: approx. 79.3 sq. metres (853.5 sq. feet)

**Viewing**

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

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

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