



- Semi Detached Property
- Three Bedrooms
- Downstairs WC
- Lounge & Dining Kitchen
- Bathroom
- Garden
- Parking
- No Onward Chain

13 Toft Road
Manchester, M18 7TY

£205,000

A three bedroom semi detached property, ideally located for Gorton and the City Centre. The accommodation comprises of an entrance hall, downstairs WC, lounge and dining kitchen. To the first floor there are three good sized bedrooms and a bathroom. Externally there is a small garden to the front with a driveway leading to an enclosed garden at the rear. No onward chain.

Ground Floor

Entrance Hall 4' 0" x 3' 9" (1.22m x 1.14m)

Downstairs WC 3' 9" x 3' 6" (1.14m x 1.07m)

Low level WC, wash basin, radiator.

Lounge 17' 0" x 11' 8" (5.18m x 3.55m)

Radiator, window to front, stairs to first floor.

Dining Kitchen 15' 3" x 11' 6" (4.64m x 3.50m)

Range of base and eye level units incorporating a sink and drainer, space for cooker, fridge freezer and dining table, window to rear, door providing access to rear garden.



First Floor

Landing

Bedroom One 15' 4" x 10' 1" (4.67m x 3.07m)

Radiator, windows to front.

Bedroom Two 11' 1" x 9' 1" (3.38m x 2.77m)

Radiator, window to rear.

Bedroom Three 11' 1" x 6' 2" (3.38m x 1.88m)

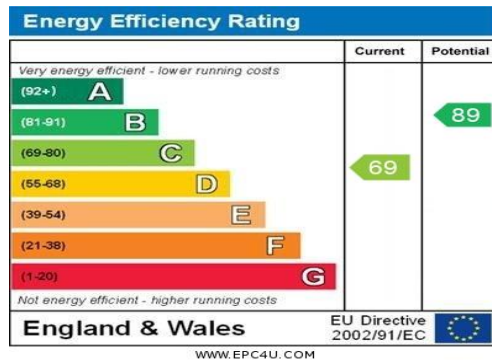
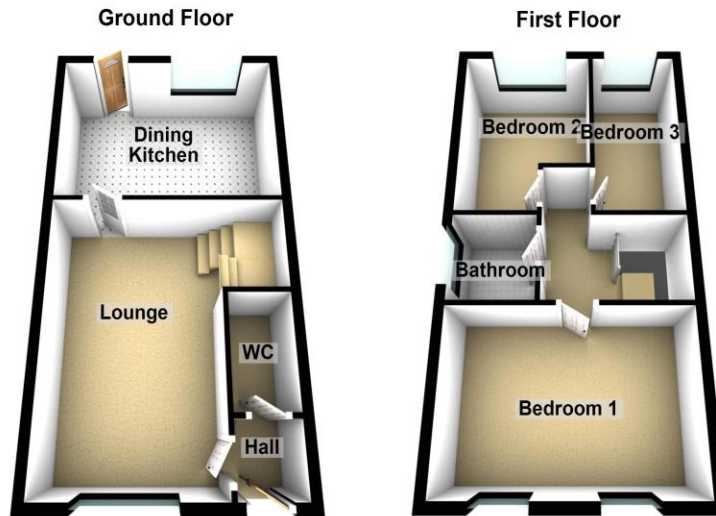
Radiator, window to rear.

Bathroom 6' 8" x 5' 7" (2.03m x 1.70m)
Low level WC, wash basin, panelled bath with shower, radiator, window to side.

External

To the front there is a small garden, whilst to the rear there is an enclosed garden and parking.





Tenure: We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

Services: All main services are understood to be connected to the property. No services or appliances have been tested.

Agents Notes: We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

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Plumlife Move, Armitt House, Monmouth Road, Cheadle Hulme, Stockport, SK8 7EF

Tel: 0161 486 7700 Fax: 0161 485 5858 Email: move@plumlife.co.uk

www.plumlifemove.co.uk