



- Modern Detached Property
- Four Bedrooms
- Downstairs WC
- Lounge & Dining Kitchen
- Family Bathroom
- Garden
- Off Road Parking
- 

2 Arkwright Way  
Manchester, M27 5BF

£425,000

A well presented four double bedroom detached property, located on this popular modern development. The accommodation comprises of an entrance hall, downstairs WC, lounge and a dining kitchen. To the first floor there are four good sized bedrooms and a family bathroom. Externally the property occupies a corner position with gardens to three sides and a driveway providing off road parking for two vehicles.

## Ground Floor

**Entrance Hall** 13' 6" x 4' 0" (4.11m x 1.22m)

Radiator, storage cupboard, stairs to first floor.

**Downstairs WC** 5' 7" x 3' 2" (1.70m x 0.96m)

Low level WC, wash basin, radiator.

**Lounge** 18' 5" x 10' 0" (5.61m x 3.05m)

Two radiators, windows to front and side.

**Dining Kitchen** 18' 4" x 9' 0" (5.58m x 2.74m)

Range of base and eye level units incorporating a sink and drainer, gas hob with extractor over, oven, built fridge freezer, space for washing machine, radiator, spot lighting, window to front, French doors to garden.



## First Floor

### Landing

Radiator, access to loft area, window to rear.



**Bedroom One** 11' 5" x 10' 3" (3.48m x 3.12m)

Radiator, window to front.

**Bedroom Two** 10' 7" x 8' 5" (3.22m x 2.56m)

Radiator, window to side.

**Bedroom Three** 11' 2" x 9' 2" (3.40m x 2.79m)

Radiator, window to front.

**Bedroom Four** 9' 3" x 8' 4" (2.82m x 2.54m)

Radiator, window to side.

**Bathroom** 7' 0" x 6' 3" (2.13m x 1.90m)

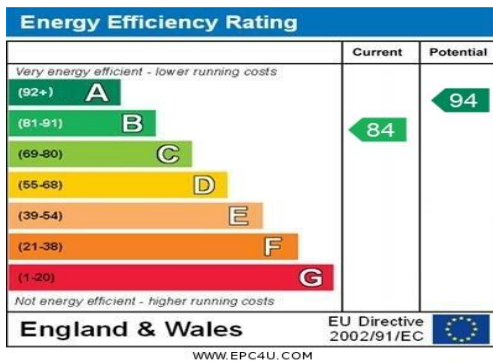
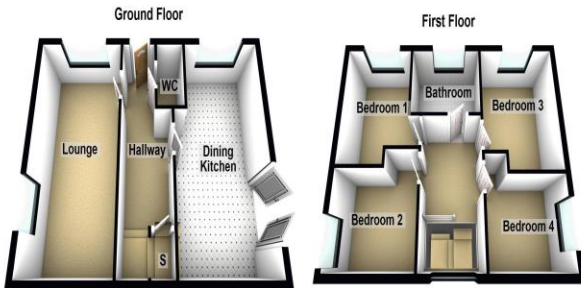
Low level WC, wash basin, panelled bath with shower over, towel radiator, spot lighting, part tiled walls, window to front.

#### **External**

Externally the property occupies a corner position with gardens to three sides and a driveway providing off road parking for two vehicles







**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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