



- Semi Detached Property
- Two Double Bedrooms
- Downstairs WC
- Lounge/Dining Area
- Kitchen
- Two Bathrooms
- Parking & Garden

7 Youth Close
Manchester, M11 1PA

£245,000

This two double bedroom semi detached property, located on this popular development, which occupies a cul-de-sac location. the ground floor accommodation comprises of an entrance hall, downstairs WC, lounge/dining area and a kitchen. To the first floor there are two double bedrooms, en-suite shower room off the master bedroom and a family bathroom. To the front of the property there is a driveway providing off road parking. Side access leads to the rear garden and patio area.

Ground Floor

Entrance Hall 17' 3" x 6' 7" (5.25m x 2.01m)

Laminate floor, radiator, stairs to first floor.

Downstairs WC 5' 6" x 3' 0" (1.68m x 0.91m)

Low level WC, wash basin, radiator.

Lounge/Dining Area 17' 7" x 14' 5" (5.36m x 4.39m)

L shaped lounge and dining area, laminate floor, two radiators, window to rear, French doors to garden.

Kitchen 10' 1" x 7' 5" (3.07m x 2.26m)

Base and eye level units incorporation sink and drainer, gas hob with extractor over, oven, built in fridge freezer, space for washing machine, radiator, window to front.

First Floor

Landing

Radiator, access to loft area.



Bedroom One 10' 8" x 10' 6" (3.25m x 3.20m)

Radiator, window to front.

En-Suite Shower Room 5' 7" x 3' 5" (1.70m x 1.04m)

Low level WC, wash basin, shower cubicle, radiator, window to front.

Bedroom Two 14' 4" x 8' 6" (4.37m x 2.59m)

Radiator, windows to rear.

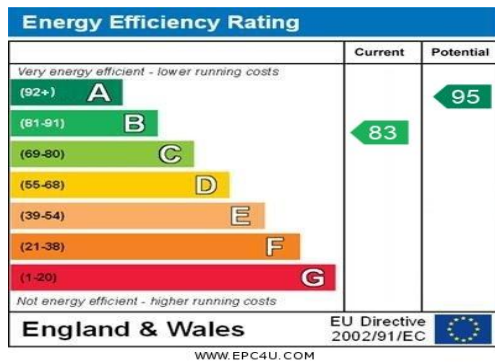
Bathroom 7' 7" x 7' 3" (2.31m x 2.21m)

Low level WC, wash basin, panelled bath with shower over, towel radiator, part tiled walls.

External

To the front of the property there is a driveway providing off road parking. Side access leads to the rear garden and patio area.





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.

Property Misdescriptions Act 1991: These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details. No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

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