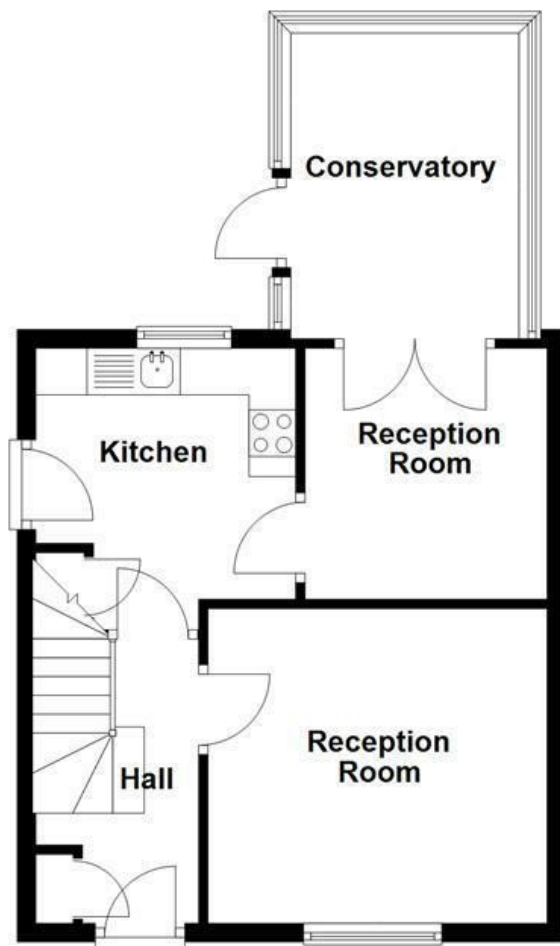
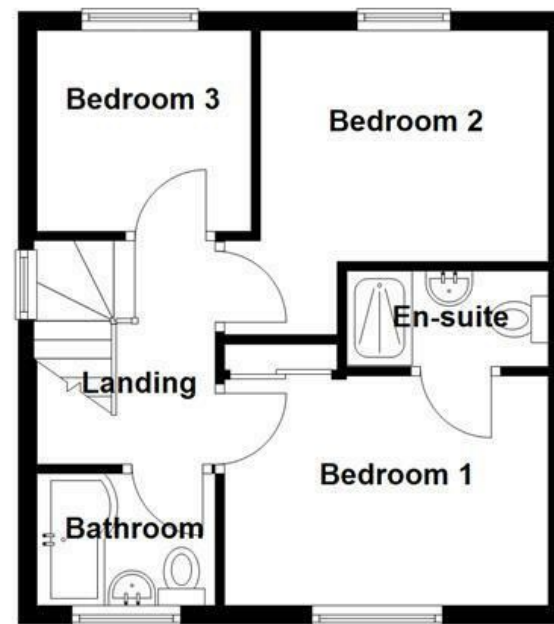


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Wainscot Close, Manchester, M29 7WT

Offers Over £230,000

AN ENVIABLE FAMILY HOME

Having been presented and maintained beautifully throughout with fantastic wrap around gardens, neutral decoration and no chain delay, this enviable three bedroom semi detached property is being proudly welcomed to the market in the most desirable location of Astley. With off road parking, two bathrooms and added conservatory, this property is truly the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford, Leigh and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, fitted kitchen and houses a staircase to the first floor. The kitchen leads on to a dining room which guides you through to a conservatory. The first floor comprises of doors on to three generously sized bedrooms and a contemporary fitted bathroom. The main bedroom benefits from an en suite shower room. Externally there is a fantastic wrap around laid to lawn garden with paving areas. To the front there is a laid to lawn garden with off road parking for up to two cars.

For further information or to arrange a viewing please contact our Swinton team at your earliest convenience.

Wainscot Close, Manchester, M29 7WT

Offers Over £230,000



- Semi Detached Property
- Family Bathroom And En Suite To Main Bedroom
- Off Road Parking
- EPC Rating: D
- Three Bedrooms
- Fitted Kitchen
- Freehold
- Two Reception Room
- Enclosed Rear Garden
- Council Tax Band: C

Ground Floor

Hall

10'3 x 5'10 (3.12m x 1.78m)

Composite double glazed frosted entrance door, central heating, coving, smoke detector, storage cupboard, wood effect laminate flooring, stairs to first floor and doors to reception room one.

Reception Room One

11'11 x 11'2 (3.63m x 3.40m)

UPVC double glazed window, central heating radiator, coving and TV point.

Kitchen

9'11 x 9'2 (3.02m x 2.79m)

UPVC double glazed window, central heating radiator, range of gloss wall and base units, granite effect worktops, tiled splash back, stainless steel sink with draining board and mixer tap, integrated electric oven, five burner gas hob, extractor hood, space for fridge freezer, plumbing for washing machine, under stairs storage, wood effect laminate flooring, door to reception room two and composite double glazed frosted door to rear.

Reception Room Two

8'10 x 8'6 (2.69m x 2.59m)

Central heating radiator, coving, wood effect laminate flooring and UPVC double glazed double doors to conservatory.

Conservatory

10'9 x 8' (3.28m x 2.44m)

UPVC double glazed window, polycarbonate roof, ceiling fan, wood effect laminate flooring and UPVC double glazed door to rear.

First Floor

Landing

7'3 x 6'11 (2.21m x 2.11m)

UPVC double glazed frosted window, loft access, smoke detector, over stairs storage and doors to three bedrooms and bathroom.

Bedroom One

10'11 x 10' (3.33m x 3.05m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

En Suite

7'1 x 3'4 (2.16m x 1.02m)

Central heating radiator, low level WC, pedestal wash basin with traditional taps, direct feed shower in enclosure, extractor fan, tiled elevations and granite effect lino flooring.

Bedroom Two

10'11 x 10'3 (3.33m x 3.12m)

UPVC double glazed window and central heating radiator.

Bedroom Three

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

UPVC double glazed window and central heating radiator.

