



## Contact

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Offers Over £195,000  
Leasehold



\*A BEAUTIFULLY PRESENTED TWO BEDROOM MID TERRACED PROPERTY THAT'S RECENTLY BEEN THE SUBJECT OF A COMPREHENSIVE SCHEDULE OF IMPROVEMENT AND MODERNISATION\* Presented in 'drop your bags and move in' condition. Gas central heating system- combination boiler. Double glazed windows and exterior doors. Vestibule-lounge-kitchen- rear porch. Well appointed bathroom with shower. Enclosed courtyard to the rear. Situated in a popular and convenient location that's within easy reach of local amenities. Easy access to the Trafford centre and the national motorway network. Leasehold for the residue of 900 years from 03/02/1961, subject to an annual ground rent of £3. Must be viewed to be appreciated.

**TO THE GROUND FLOOR**

**Vestibule**

With a feature entrance door and a further door providing access to :

**Lounge**

With a radiator and a double glazed window to the front.

**Kitchen**

With a single drainer sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Double glazed window to the rear, plumbing is provided for an automatic washing machine and there are attractive, tiled areas. Very useful understairs storage space off. A double glazed exit door leads to:

**Rear Porch**

Built on at the rear of the property with double glazed units all around and with a door to the courtyard.

**Bathroom**

With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Over the bath shower with an anti-splash screen fitted. Extractor fan, double glazed window to the rear and period style radiator. Attractive tiled areas to complement the suite.

**Outside**

To the front of the property is an enclosed forecourt area whilst, to the rear, is a very neat and tidy enclosed courtyard with a rear access gate, timber shed and a brick outbuilding. Substantially block paved with flowerbed.



**TO THE FIRST FLOOR**

**Landing**

With a cupboard off for storage and housing the 'Vaillant' combination gas central heating boiler. Loft access point.

**Bedroom (1)**

With a radiator and a double glazed window to the front.

**Bedroom (2)**

With a radiator and a double glazed window to the rear.

