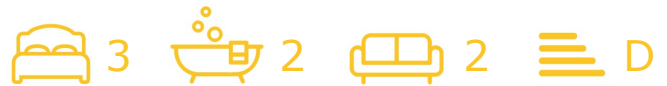




## 90 Nina Drive

, Manchester, M40 5SA

**Offers Over £210,000**



\*\*\*REFURBISHED\*\*\*BEAUTIFUL FAMILY HOME\*\*\*SEMI-DETACHED\*\*\*DRIVEWAY\*\*\*GARAGE\*\*\*DESIRABLE LOCATION\*\*\* Cousins Estate Agents are delighted to offer this THREE BEDROOM SEMI-DETACHED HOME centrally located in New Moston, Manchester.

The house has been refurbished to a high standard with an eye to detail and comfort. Double glazed throughout. Gas Central Heating. New Radiators have been installed with wall-piping for improved aesthetics and cleaning convenience. The whole house has Polished Chrome sockets and switches with screwless faceplates some with additional USB charging ports. Kitchen and utility rooms have been impeccably planned and laid out to accommodate all appliances. Quiet MORI dMEVII extractor fans have been installed to the kitchen and bathroom to deal with condensation and air quality. The house is fully Alarmed. Viewing is essential to fully appreciate the upgraded accommodation and installations.

With a spacious driveway, ample gardens and integral garage this home is perfect for the growing family!



### Entrance Hallway 11'7"\*5'10" (3.55\*1.8)

uPVC white glazed front door opening to Hallway. Side window. Wood effect floor covering, Ceiling wired Smoke Alarm, Central Heating wall Thermostat, Front outside light Polished Chrome switch. Radiator with hidden wall-piping, Double Polished Chrome socket. Stairs leading up to first floor. Storage area beneath stairs with hall access. Central ceiling light.

### Lounge/Diner 21'8"\*12'2" (6.625\*3.73)

Bright and airy central living room running the full length of the house, from the front bay through to back patio doors. The floor coverings have been divided - the front Lounge area being carpeted and rear patio end in matching wood effect floor covering to create a designated Dining area and protect the carpet from garden feet! Immaculately finished with Oak Glazed door, split spot lights over Lounge/Diner with twin Polished chrome switch. 6 Double plug sockets 2 with USB charging ports. 2 TV aerial points. 2 Radiators with Hidden wall-piping. Rear french doors open to garden!

### Kitchen 9'6"\*6'6" (2.9\*2)

Modern, integrated bespoke kitchen. Gloss white upper and lower handleless units. Worktop in grey marbled finish with complementary rising splashback. Upper units have LED underlights. Grey lower under Plinth. Integrated induction hob. Chrome kitchen hood with filter. Integrated oven in tower cupboard. Space has been left for an under-worktop fridge. Unit prepared and plumbed ready for dish-washer installation. Microwave cupboard has been prepared. Chrome switches and sockets with USB socket. Spotlights. Wood effect floor covering. Housed Worcester Bosch Gas Boiler. Ceiling wired Heat Alarm. Rear uPVC window with roller-shutter blinds. MORI dMEVII quiet extractor fan to deal with kitchen smells & condensation!

### Utility room 9'6"\*6'6" (2.9\*2)

Fitted with matching units and worktop including a tower larder cupboard. Space has been created for a below counter freezer and plumbed ready for a washing machine. Wired Smoke Alarm. Wood effect floor covering. Light switches to Garage/Utility and Security Garden lights. Alarm PIR. Gloss white upper and lower handleless unit plus Worktop in grey marbled finish. Chrome switches and sockets. Spotlights. Fire alarm. Extractor fan. External uPVC door and window with roller-shutter blinds. Laminate flooring. Radiator (wall-piped). Door to front internal garage.

### Garage 9'5"\*7'9" (2.872\*2.363)

Double garage doors to driveway. Internal door to utility room. Electricity and lighting installed. 2 Double wall sockets. Alarm PIR.

### Front Bedroom 11'1"\*12'8" (3.4\*3.864)

Double room with front bay. uPVC front windows with blinds. Chrome switches and sockets with USB ports. Sockets fitted throughout for bedside convenience. TV point installed on main wall. Carpet. Central light pendant. Radiator (wall-piped)

### Rear Bedroom 9'10"\*8'8" (3\*2.667)

Double room. uPVC rear windows with blinds. Chrome switches and sockets with USB ports. Sockets fitted for bedside convenience. TV point. Carpet. Central light pendant. Radiator (wall-piped)

### Bedroom 3'7'1"\*5'8" (2.17\*1.74)

Single room. Front facing. uPVC windows with blinds. Chrome switches and sockets with USB ports. Carpet. Central light pendant. Radiator (wall-piped)

### Landing

Flat glass Ceiling light fitting, Wired Smoke Alarm. Twin chrome socket, Light switches for Landing Toilet and Bathroom. Chrome cut off switch for MORI dMEVII Bathroom extractor fan.

### WC 4'3"\*2'5" (1.3\*0.75)

White Toilet integrated Cistern with soft close seat. Wood effect floor covering. Polished Chrome Toilet roll holder.. Half tiled in cream with black edging tiles. uPVC rear facing window

### Bathroom 5'6"\*6'11" (1.68\*2.12)

Modern all-new bathroom. Large curved bath with central taps. Curved shower screen. Large overhead shower fitting. Feature wall tiles to bath area. Laminate flooring to match. Sink with integrated stand/unit. Rear facing uPVC window with roller blinds. Mirror unit. MORI dMEVII quiet extractor fan to eliminate condensation!

### Garden

Security lights have been installed to both front and back gardens. Electricity is available with double socket in rear garden. Garden tap installed.

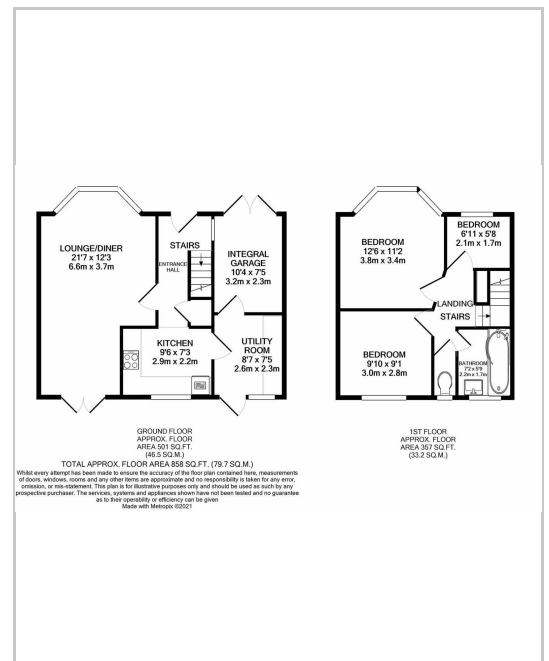
### Loft

A double plug socket is available, Light and light switch. Analogue Ariel and 6 way Ariel Signal Booster.

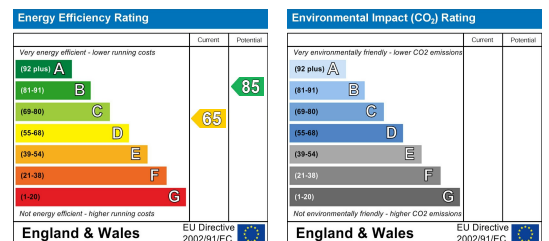
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.

