

ALISTAIR STEVENS

CHADDERTON



Price £325,000

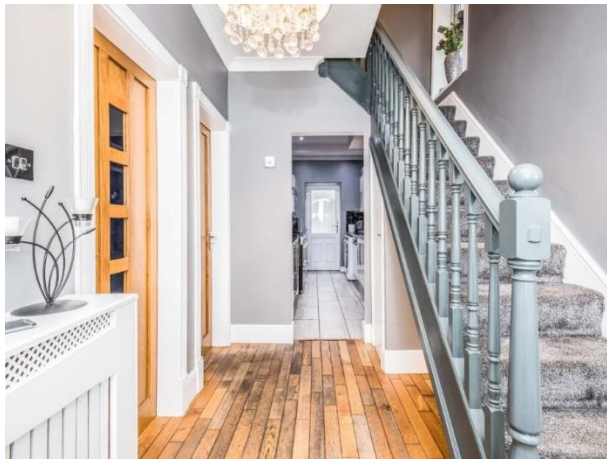
25 Northfield Road, Manchester, M40 3SZ

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Family Bathroom
- Substantial Rear Garden
- Off Road Parking Facilities
- Detached Log Cabin
- Large Plot Size
- Viewing Highly Recommended

This beautifully presented, spacious, three bedroomed, semi detached property offers substantial living accommodation which briefly comprises of entrance hall, lounge, dining room, modern fitted kitchen, three bedrooms and family bathroom. The property is situated on a good size plot in a popular residential area of Manchester within easy access of excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. Externally to the front of the property is a paved driveway providing off road parking for several cars, whilst to the rear of the property is a substantial garden area with detached garage and large log cabin with power and lighting. The property further benefits from UPVC double glazing and gas central heating, viewing of the property is highly recommended to fully appreciate what is on offer.

INTERNAL ACCOMMODATION:

ENTRANCE HALL: Via a double UPVC entrance door with wooden flooring, radiator and stairs leading to the first floor.



LOUNGE: Rear lounge with wooden flooring, feature fire place and surround, radiator, UPVC double glazed windows and UPVC double glazed French doors leading to rear garden.



DINING ROOM: With wooden flooring, radiator and UPVC double glazed bay window to front elevation.



KITCHEN: Modern range of wall and base units, range cooker with extractor hood above, stainless steel sink unit with mixer tap, plumbed for washing machine and dryer, tiled flooring, UPVC double glazed window and UPVC double glazed door leading to rear garden.



FIRST FLOOR: LANDING -

BEDROOM ONE: Front double bedroom with wooden flooring, radiator and UPVC double glazed window.



BEDROOM TWO: Rear double bedroom with built in wardrobes, radiator and UPVC double glazed window.



BEDROOM THREE: Currently being used as a dressing room with laminate flooring, built in shelves, cupboards and drawers, radiator and UPVC double glazed window.



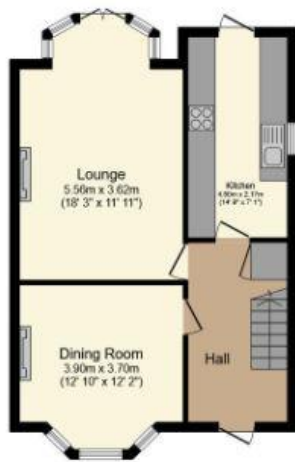
BATHROOM: Modern bathroom suite comprising of a free standing bath, sink and WC, fully tiled walls and floors, spotlights to ceiling, radiator and UPVC double glazed window.



OUTSIDE: Externally to the front of the property is a block paved driveway providing off road parking for several cars with double composite gates leading to an extended driveway and secure enclosed rear garden which comprises of block paved patio, detached garage, central Indian stone pathway with lawn gardens to both sides and leading to a substantial rear patio area with a large log cabin with power and lighting.



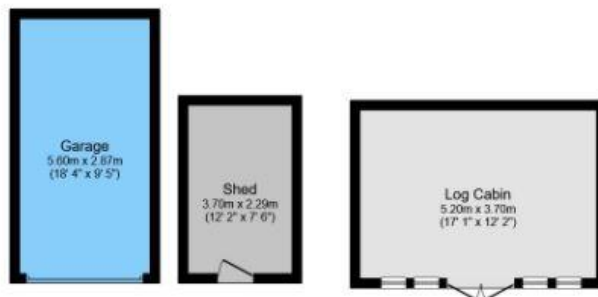
Floor plan



Ground Floor



First Floor

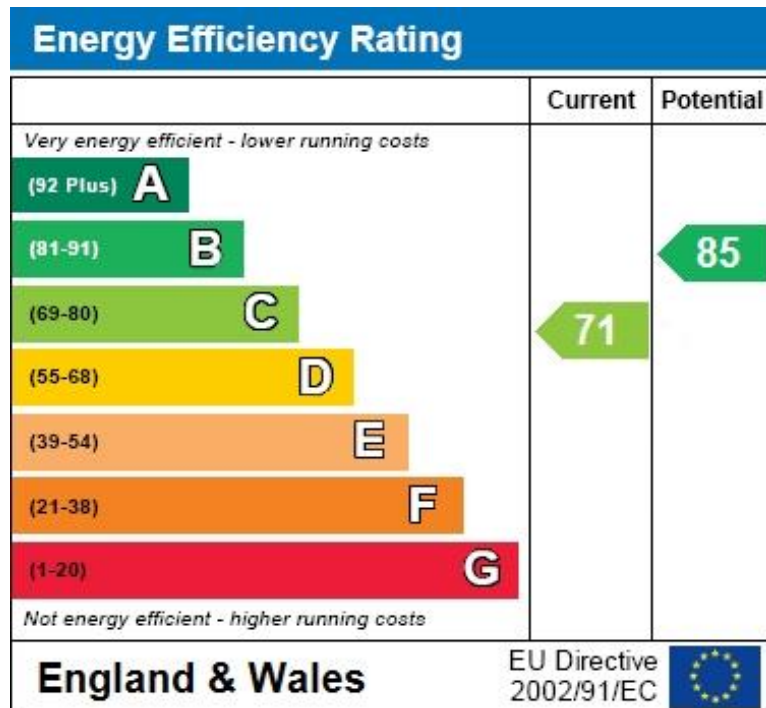


Outbuilding

Total floor area 131.3 sq.m. (1,414 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com

Energy Performance Certificate



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SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

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Please contact the office before viewing the property.