



35 Primary Close Cadishead Manchester M44 5EX

£340,000

CUL DE SAC LOCATION! HOME ESTATE AGENTS are privileged to offer for sale this superbly presented three double bedroom detached family residence situated on a peaceful modern development. In brief the property comprises welcoming hallway, downstairs WC, lounge, dining room, contemporary kitchen, conservatory, shaped landing, the three double bedrooms, family bathroom & three piece ensuite shower room. The property is warmed by gas central heating & uPVC double glazed. Externally there is an ornate garden along with a driveway leading to an integral garage. To the rear there is a paved patio area with a mainly lawned garden beyond along with mature beds. In genuine 'move in' condition & must be viewed to be fully appreciated. To book your viewing call the team at HOME.

- Modern detached
- Dining room
- Downstairs WC
- Driveway & garage
- Three double bedrooms
- Conservatory
- Three piece ensuite
- Lounge
- Fitted kitchen
- Family bathroom



LOCAL EXPERTS THAT GET YOU MOVING

 www.homestateagents.com

Hallway

Composite door to the front and wooden effect floor.

Downstairs WC

A two piece suite comprises low level WC and wash hand basin. Wooden effect floor. splash tiling and uPVC double glazed window to the front.

Lounge 10'10" x 13'10" (3.32m x 4.22m)

uPVC double glazed French doors leading to the conservatory. Wooden effect floor, coved ceiling and radiator.

Dining room 13'3" x 12'0" (4.04m x 3.66m)

uPVC double glazed windows to the side and the front. Coved ceiling, wooden effect floor and radiator. Stairs leading to the first floor.

Kitchen 10'0" x 9'3" (3.05m x 2.83m)

uPVC double glazed window to the rear and uPVC double glazed door leading to the side. A range of fitted wall and base units with a rolled edged worktop over. Integrated hob, oven and extractor fan. Incorporating a one and a half unit sink with mixer tap. Splash tiling, wooden effect floor and radiator.

Conservatory 7'10" x 8'10" (2.39m x 2.71m)

uPVC double glazed on three sides and uPVC double glazed French doors leading to the rear garden. Tiled floor and radiator.

Shaped landing

Open balustrade and loft access.

Bedroom one 9'6" x 12'7" (2.92m x 3.86m)

uPVC double glazed window to the rear and radiator.

Ensuite

A three piece suite comprises low level WC, wash hand basin and shower cubicle. Tiling to compliment, radiator and uPVC double glazed window to the rear.

Bedroom two 14'0" x 8'9" (4.29m x 2.68m)

uPVC double glazed window to the front and radiator.

Bedroom three 14'0" x 7'8" (4.29m x 2.36m)

uPVC double glazed window to the front and radiator.

Bathroom

A three piece suite comprises low level WC, wash hand basin and P-shaped bath with shower over. Tiling to compliment and ladder radiator. uPVC double glazed window to the side.

Externally

Externally there is an ornate garden along with a driveway leading to an integral garage. To the rear there is a paved patio area with a mainly lawned garden beyond along with mature beds.

Garage

Up and over door to the front. Power and lighting.

Tenure

The property is Leasehold with a ground rent of £80.00 payable annually.

Council tax

The property is council tax band D.

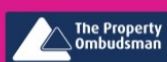
Property disclaimer

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.

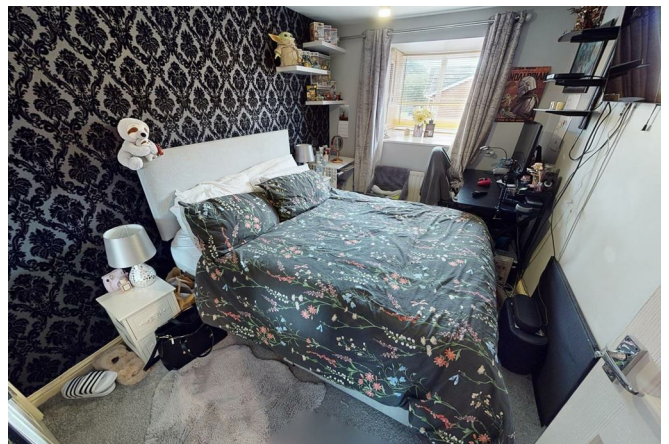
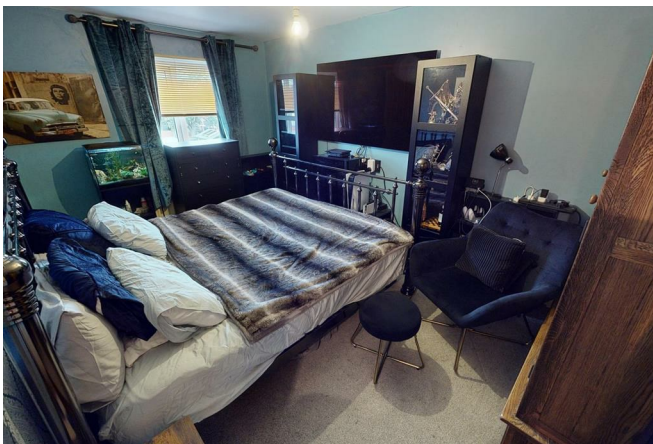


LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmoston - 04331861 Stretford - 08259553



LOCAL EXPERTS THAT GET YOU MOVING

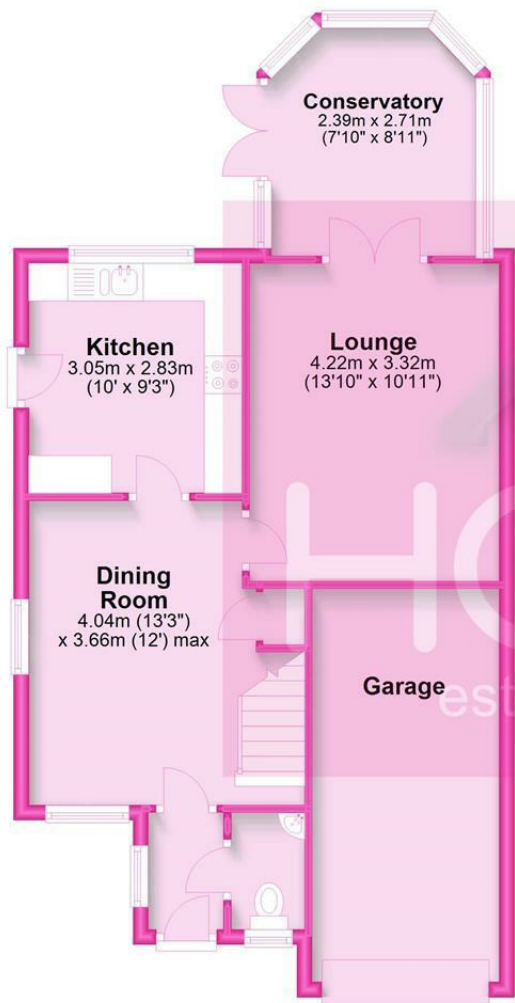
www.homestateagents.com



Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urnston - 04331861 Stretford - 08259553

Ground Floor

Approx. 62.4 sq. metres (671.6 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.7 sq. feet)



Total area: approx. 107.3 sq. metres (1155.4 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

LOCAL EXPERTS THAT GET YOU MOVING

www.homestateagents.com



Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553