



## 9 ROOKWOOD AVENUE | MANCHESTER

£215,000

**\*\*NO ONWARD CHAIN\*\*** A superbly proportioned end terraced family home in an ideal location within walking distance of the Metrolink. The accommodation briefly comprises entrance hall with fitted storage cupboard and cloaks cupboard plus WC, sitting room, dining room with access onto the rear garden plus adjacent fitted kitchen with door to the front, three well proportioned bedrooms and shower room/WC. Courtyard garden to the front and delightful lawned gardens to the side and rear benefitting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended.

POSTCODE: M23 0GJ

## DESCRIPTION

This superbly proportioned end terraced family home offers much further potential and needs to be seen to be appreciated.

The accommodation is approached via the entrance hall which provides ample storage space and also access to the cloakroom/WC. Towards the rear of the property is a separate sitting room overlooking the rear garden and there is also a separate dining room with door providing access to the rear garden. The ground floor accommodation is completed by the fitted kitchen with white units and space for all appliances and with door leading to the front.

To the first floor there are three excellent bedrooms serviced by the shower room/WC.

Externally to the front of the property is a courtyard garden whilst to the rear the gardens are laid mainly to lawn and extend to the side. The gardens benefit from a southerly aspect to enjoy the sun all day.

The location is ideal being within walking distance of the Metrolink and also access to the surrounding network of motorways.

Viewing is highly recommended to appreciate the proportions of the accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVCu double glazed front door with matching opaque side screen. Understairs storage cupboard housing gas central heating boiler. Cloaks cupboard. Meter cupboard. Radiator.

#### CLOAKROOM

With WC and wash hand basin. Opaque PVCu double glazed window to the side.

#### SITTING ROOM

**14'9" x 10'11" (4.50m x 3.33m)**

With PVCu double glazed window overlooking the rear garden. Fireplace with stone effect surround and slate hearth. Radiator. Television aerial point.

#### DINING ROOM

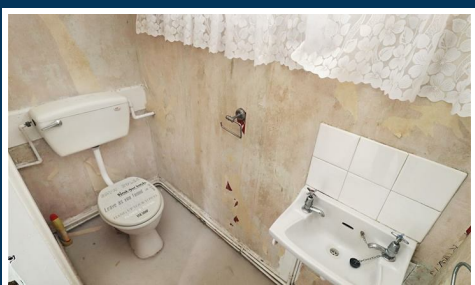
**11'9" x 8'4" (3.58m x 2.54m)**

With door and window to the rear gardens. Radiator.

#### KITCHEN

**11'9" x 8'0" (3.58m x 2.44m)**

Fitted with a range of white wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Space for cooker, fridge freezer and plumbing for washing machine. PVCu double glazed window overlooking the rear garden. Leaded and stained effect PVCu double glazed door and window to the front. Tiled splashback.



## FIRST FLOOR

### LANDING

With PVCu double glazed window to the front. Radiator. Loft access hatch. Telephone point.

### BEDROOM 1

13'4" x 11'9" (4.06m x 3.58m)

PVCu double glazed window to the rear. Radiator.

### BEDROOM 2

11'9" x 7'8" (3.58m x 2.34m)

PVCu double glazed window to the rear. Fitted storage cupboard. Radiator.

### BEDROOM 3

9'1" x 7'9" (2.77m x 2.36m)

PVCu double glazed window to the rear. Storage cupboard. Radiator.

### SHOWER ROOM

6'6" x 6'5" (1.98m x 1.96m)

With tiled shower enclosure, WC and wash hand basin. Opaque PVCu double glazed window to the front. Radiator.

### OUTSIDE

To the front of the property there is a courtyard garden whilst to the rear the gardens are laid mainly to lawn and extend to the side. The rear gardens benefit from a southerly aspect to enjoy the sun all day.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX:

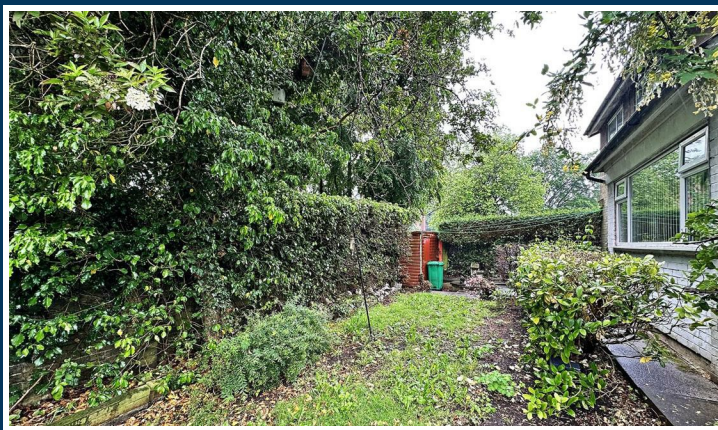
Manchester Band "A"

### TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

### NOTE

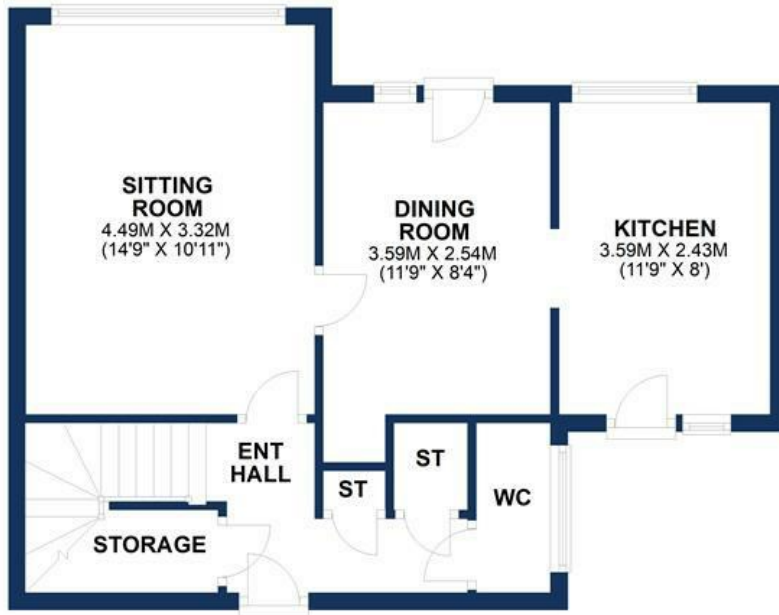
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## GROUND FLOOR

APPROX. 46.2 SQ. METRES (496.8 SQ. FEET)



## FIRST FLOOR

APPROX. 43.2 SQ. METRES (464.8 SQ. FEET)



TOTAL AREA: APPROX. 89.3 SQ. METRES (961.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



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