

Gleneagles Road, Manchester, M41



A THREE BED DETACHED family home in a desirable location close to Davyhulme Golf Course and within the catchment area of popular schools. The property comprises of ; - entrance porch into a spacious hallway with under stairs storage cupboard. A bay fronted dining room which opens into an extended living area of approx 18ft. A pine kitchen with space for table/breakfast bar, and a useful utility room with a downstairs WC. Access to the garage can be located from the kitchen. To the first floor is three bedrooms and a three piece bathroom suite with a separate WC. Access to the loft on the landing area. To the rear of the property is mature gardens with a large patio area and to the front of the property is a gated driveway leading up to the garage and side gardens. This property is perfect for someone that wants to modernise and extend subject to PP and would be ideal for a family looking to make this their own. GCH and UPVC DG throughout the property. FANTASTIC POTENTIAL !!!

Asking Price £485,000

PORCH AND HALLWAY

The property is welcomed through the porch area which is double glazed and enters into the spacious hallway which is carpeted, with wall mounted lights, radiator and useful storage cupboard under the stairs.

FRONT DINING ROOM

12'7" (3m 83cm) x 11'1" (3m 37cm)

From the hallway into the bright dining room with bay double glazed window, GCH radiator with centre light fittings and wall lights opening by double sliding doors into the lounge area.

LOUNGE

18'5" (5m 61cm) X 11'3" (3m 42cm)

Accessed through the sliding doors the large living room with big UPVC DG window overlooking the gardens and side window, feature gas flame fire and surround with carpeted flooring, wall mounted radiator, centre light fitting and wall lights.

KITCHEN

14'5" (4m 39cm) x 11'3" (3m 42cm)

The kitchen has a fully fitted kitchen with a range of base and wall units, sink and drainer, integrated appliances and space for a table or breakfast area, a wall mounted radiator and a double glazed window overlooking the back garden and side door to the utility room.

UTILITY ROOM

7'3" (2m 20cm) x 8'2" (2m 48cm)

The utility area contains the washing machine, storage cupboard and access to the garage and back door. Vinyl flooring, centre light fitting and a downstairs WC.

LANDING AND STAIRS

From the stairs downstairs to the upstairs on the first floor is carpeted flooring, double glazed side window and wall lights to the stairs and landing. A ballustrade staircase with spindles, wall mounted radiator and access to the loft can be found on the landing.

MASTER BEDROOM

13'3" (4m 3cm) X 11'2" (3m 40cm)

The master bedroom has a range of fitted wardrobes and a dressing table area, a large bay double glazed window, wall mounted radiator with carpeted flooring and a centre light fitting.

BEDROOM 2

12'6" (3m 81cm) X 11'1" (3m 37cm)

A second good sized double with a range of fitted wardrobes, a dressing table area, upvc double glazed window overlooking the back of the property which carpeted flooring and wall mounted radiator. A centre light fitting and power points.

BEDROOM 3



8'5" (2m 56cm) x 9'0" (2m 74cm)

A larger than average single bedroom with a fitted storage cupboard, carpeted flooring, upvc double glazed window overlooking the back gardens and a wall mounted radiator. A centre light fitting.



BATHROOM

7'5" (2m 26cm) x 5'9" (1m 75cm)

The family bathroom which is fully tiled has a bath, overhead shower, fitted vanity unit with storage above and underneath. A centre light fitting, vinyl flooring and a wall mounted radiator. A upvc double glazed frosted glass window to the side.



GARDENS TO THE FRONT AND REAR

To the front of the property is a paved driveway with private gates leading to a single garage with electricity and storage cupboards, a side garden with access to the side of the house via a gate to the sheds and back garden areas, showing the scope for extension. The garden to the rear is south west facing. To the rear of the property is a large double sized gardens with a central path mainly laid to lawn with mature shrubs and a good sized patio area to the back of the house.



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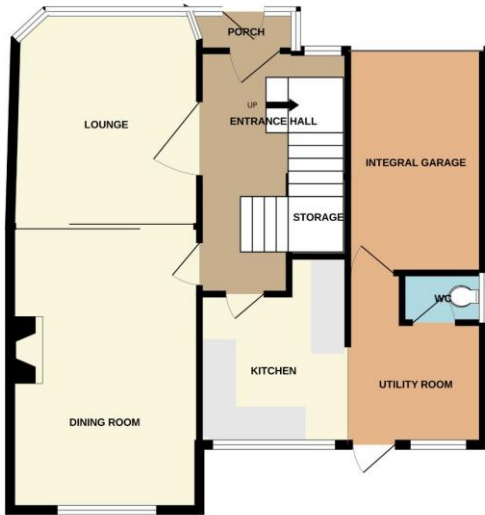


DISCLAIMER 2

We are not qualified to confirm that power points, showers, central heating systems, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.



GROUND FLOOR



1ST FLOOR



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