

Clarendon Road, Sale, M33 2DY



THIS GREAT SIZED property is a perfect first time buyers home with massive potential to make this your own. The three bedroom semi detached house comprises of :- Entrance porch leading into the hallway with stairs to the first floor. A large front reception rooms with feature fireplace and UPVC DG bay window and a large back reception/dining room with UPVC door to the garden patio area. The property has a fully fitted kitchen with freestanding cooker, fridge and washing machine with door to the back garden. To the first floor there are two large double bedrooms with fitted wardrobes and a single bedroom. The bathroom has a bath, shower, wc and hand basin. To the front of the property is a neat garden which has a small lawn and shrubs to the sides. To the rear of the property is a mixed garden of shrubs, fences and lawn, which is not overlooked and has lovely views of the Worthington park. Driveway for parking. **SOME RENOVATION REQUIRED** to make this property a lovely family home.

Asking Price £375,000

PORCH

Front porch area which is brick built and has tiled flooring. A cupboard holding the gas meter can be found outside.

HALLWAY

Entering through the front door into a wooden door with stained glass surround and feature glass frosted panel. The hallway holds the electric box on the wall, is carpeted with wall mounted radiator and under the stairs cupboard holding the downstairs wc.



FRONT RECEPTION LOUNGE

11'11" (3m 63cm) X 13'6" (4m 11cm)

A large front reception room with a UPVC DG bay window and feature gas fireplace. The flooring is carpeted and there is a wall mounted radiator and power points in this room. There is also a centre light fitting.



BACK RECEPTION ROOM/SITTING ROOM.

10'11" (3m 32cm) x 15'2" (4m 62cm)

A good sized sitting room/reception room/dining room with a feature gas fireplace and patio UPVC DG door to the outside back garden area and patio. The flooring is carpeted and there is a centre light fitting and wall mounted radiator.



KITCHEN

6'9" (2m 5cm) x 9'7" (2m 92cm)

The kitchen is fully fitted with a range of wall and base units, stainless steel sink and drainer, part tiled walls and vinyl flooring. The lighting is a fluorescent strip and there are dual frosted UPVC DG windows to the side of the property bringing in lots of light and a UPVC DG back door to the garden.



LANDING AND STAIRS

Carpeted stairs to the first floor with a ballustrade staircase with sprindles to the top. There is a side UPVC DG window on the landing and a centre light fitting to the ceiling. Outside on the wall to the bathroom is the electric shower switch.

FRONT MASTER BEDROOM

11'9" (3m 58cm) X 13'11" (4m 24cm)

The front master bedroom has a range of fitted wardrobes and UPVC DG bay window. Carpeted flooring and a centre light fitting there is also a wall mounted radiator.



BEDROOM 2

11'10" (3m 60cm) X 13'0" (3m 96cm)

A Double bedroom which is carpeted and has a range of wall fitted units, UPVC DG window overlooking the back gardens and Worthington park. A centre light fitting and wall mounted radiator.

BEDROOM 3

5'11" (1m 80cm) x 8'7" (2m 61cm)

A single bedroom with carpeted flooring, UPVC DG window overlooking Worthington Park and wall mounted radiator.

BATHROOM

5'10" (1m 77cm) x 7'9" (2m 36cm)

The bathroom comprises of bath, overhead shower and shower screen, part tiled walls, wc, hand basin and wall mounted radiator/towel rail/toilet roll holder/soap dish. UPVC DG frosted window. The flooring is vinyl and there is loft access in this room.



GARDENS TO THE REAR/FRONT/DRIVEWAY

To the front of the property is a pretty maintained garden with driveway, to the rear is a large garden which has paved area to the side and which is gated, to the rear of the garden is grass and further paved area. The garden is not overlooked as it overlooks Worthington Park.



DISCLAIMER 1

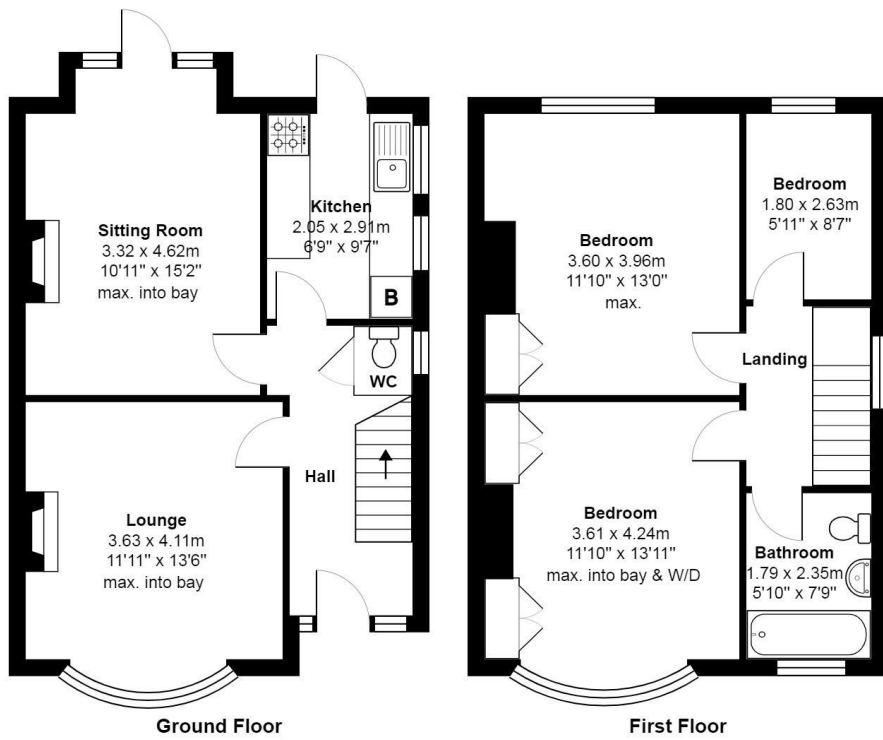
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DISCLAIMER 2

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burners, 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.





Total Area: 86.1 m² ... 927 ft²

All measurements are approximate and for display purposes only