



18 Troutbeck Drive Astley, Manchester, M29 7GZ

SMOOTHMOVE PROEPRTY are delighted to welcome to the sales market this well maintained SEMI-DETACHED family home with THREE DOUBLE BEDROOMS. Located in a highly sought after of Astley, within the catchment area of popular SCHOOLS and is within walking distance of the V1/V2 GUIDED BUSWAY.

This FREEHOLD PROPERTY is offered with NO ONWARD CHAIN. The accommodation briefly comprises of: Entrance hall, Spacious lounge/diner with patio doors onto the rear garden, and a MODERN FITTED KITCHEN with integrated appliances. To the upper floor are three generous bedrooms and a FOUR PIECE FAMILY BATHROOM.

A large, LAID TO LAWN GARDEN can be found to the rear, with a paved patio area for entertaining. The front aspect boasts a block paved DRIVEWAY leading to the INTEGRAL GARAGE.

An early viewing is highly recommended!

£204,950

18 Troutbeck Drive

Astley, Manchester, M29 7GZ



- THREE DOUBLE BEDROOMS
- MODERN KITCHEN
- OPEN PLAN LOUNGE/ DINER
- FOUR PIECE FAMILY BATHROOM
- WELL MAINTAINED REAR GARDEN
- BLOCKPAVED DRIVEWAY & GARAGE
- FREEHOLD
- CLOSE TO SCHOOLS
- EXCELLENT TRANSPORT LINKS
- NO ONWARD CHAIN

Entrance Hall

5'10" x 2'3" (1.8 x 0.7)

The UPVC door opens to the entrance hallway with laminate flooring, double glazed window and door through to lounge.

Lounge/Diner

10'9" x 15'5" (3.3 x 4.7)

The spacious lounge/diner offers a feature electric fireplace, wood laminate flooring, central heating radiator and double glazed window to the front aspect. Ample space for family dining with sliding patio doors onto the rear garden. Door through to the inner hall/stairs and kitchen.

Kitchen

9'10" x 7'6" (3.0 x 2.3)

Modern fitted kitchen with a range of wall and base units, complementary worktops and splash back tiling. Integrated appliances include an electric oven and a four ring gas hob with overhead extractor. Space for free standing fridge/freezer, and plumbed for a dishwasher and washing machine. Stainless steel 1.5 bowl sink and drainer unit with chrome mixer tap. Tiled flooring. Double glazed window to the rear. Central heating radiator. Upvc door opening out onto the rear garden.

Inner hall

Access from the lounge, the inner hallway provides a useful cloaks cupboard with the staircase leading to the upper floor.

Stairs & Landing

5'10" x 7'10" (1.8 x 2.4)

Staircase with fitted carpet leading to the spacious landing area with double glazed window to the side, access to the partially boarded loft (with ladder access and lighting) and doors to the upper floor accommodation.

Master Bedroom

11'5" x 10'9" (3.5 x 3.3)

Great sized master bedroom with neutral fitted carpet, central heating radiator and double glazed window to the front.

Bedroom 2

10'9" x 10'9" (3.3 x 3.3)

A further double size second bedroom with fitted carpet, central heating radiator and double glazed window to the rear.

Bedroom 3

7'10" x 8'2" (2.4 x 2.5)

A further double sized third bedroom. Fitted carpet, central heating radiator and double glazed window to the front .

Family Bathroom

7'10" x 7'10" (2.4 x 2.4)

Modern four piece family bathroom comprising: low level W.C, wall hung wash basin, panelled bath and separate shower cubicle with chrome mixer shower. Complementary wall tiling, tiled flooring and central heating radiator. Double glazed window to the side. Ceiling spotlights.

Rear garden

Private rear garden, mainly laid to lawn with paved patio area for entertaining. Established shrubs and borders. Outside water tap. Wooden storage shed. Gated access to the front of the property.

Front Aspect

Large block paved, low maintenance driveway for off road parking. Border with decorative stone to the perimeter.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

