



**** A WELL PRESENTED, THREE BEDROOM MID TERRACE HOME WITH NO CHAIN **** This spacious home provides an abundance of space throughout and benefits from a separate 15FT lounge, a large open plan kitchen and living space with patio doors onto the sunny rear garden, three well proportioned bedrooms and a modern fitted three piece bathroom. Externally there is a private south facing rear garden, complete with shed and a double driveway to the front. The property is gas central heated and double glazed throughout. The perfect home for a first time buyer or a young family who are looking for a sizeable home. Ideally located within a quiet residential development with easy access to motorway links and public transport links such as local bus stops and Metrolink stops PLUS within easy access to Wythenshawe Hospital and Manchester Airport. Viewings are highly recommended and can be arranged by contacting the office.





Entrance Porch

Composite door to the front with glass side panels, laminate flooring, plug point and internal upvc door into the hallway.

Entrance Hallway

Upvc door, tiled flooring, ceiling light point, wall mounted radiator, carpeted stairs to the first floor and access to the lounge and kitchen and living area.

Lounge

Recently re-decorated and fitted with a new carpets and blinds. Large double glazed window to the front, ceiling spot lights, multiple double plug sockets, television and telephone point and under floor heating.

Kitchen

A modern fitted shaker style kitchen fitted with a range of wall and base unit cupboards with contrasting roll top work surfaces. Tiled flooring, two double glazed windows to the rear, ceiling spot lights, plug points, tiled splash backs, Range cooker with six ring gas hob and oven with over head extractor and stainless steel sink with drainer and mixer tap. Space for a washing machine, fridge freezer and dishwasher. Understairs storage cupboard with light and wall mounted combi boiler- installed 2018 by British Gas and has been serviced every year, last service was September 2024

Dining/living room

Tiled flooring, ceiling spot lights, wall mounted radiator, plug points, television point and double glazed patio doors onto the rear garden.

First Floor Landing

Carpeted stairs and landing, loft hatch access and plug point. Loft - spacious with boarded floor used for storage

Bedroom One

Carpeted flooring, double glazed window to the front, ceiling light point, wall mounted radiator, plug points and television point.

Bedroom Two

Carpeted flooring, double glazed window to the rear, ceiling light point, wall mounted radiator and plug points.

Bedroom Three

Carpeted flooring, double glazed window to the rear, ceiling light point, wall mounted radiator and plug points.

Family Bathroom

Three piece bathroom suite comprising of a bath with a new electric shower, handwash basin and pedestal W.C. Tiled flooring, double glazed window to the front, ceiling light point, wall mounted chrome towel radiator and tiled walls. Large storage cupboard.

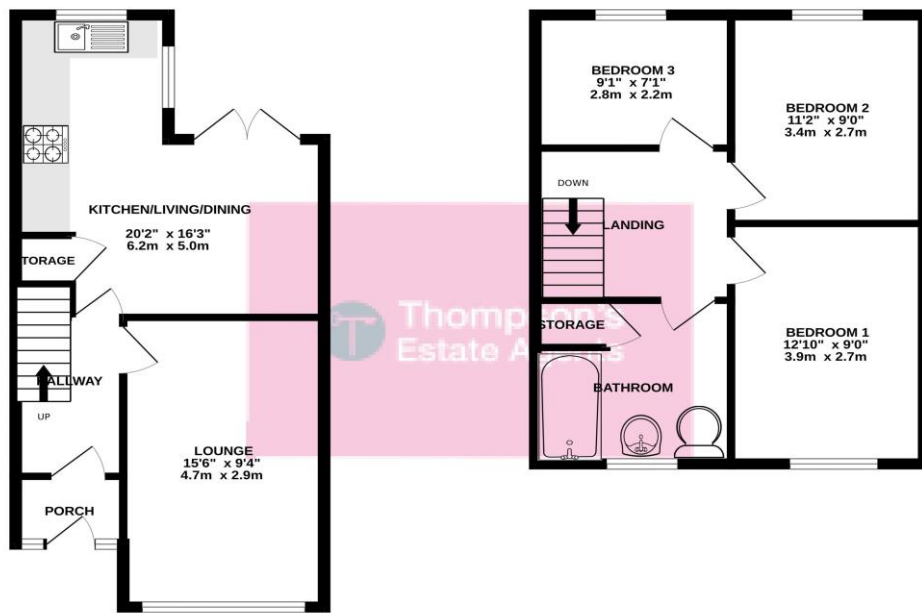
Externally

To the front of the property there is a two car driveway with paved path to the front door and outside wall light. To the rear there is a south facing large fully paved garden with outdoor wall light, out door tap, shed and wooden gate. New fascias, soffits and guttering, front and back.



GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA - 824 sq.ft. (76.6 sq.m.) approx.
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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