



Withington Drive, Astley

Manchester

HILLS

£350,000

# Withington Drive

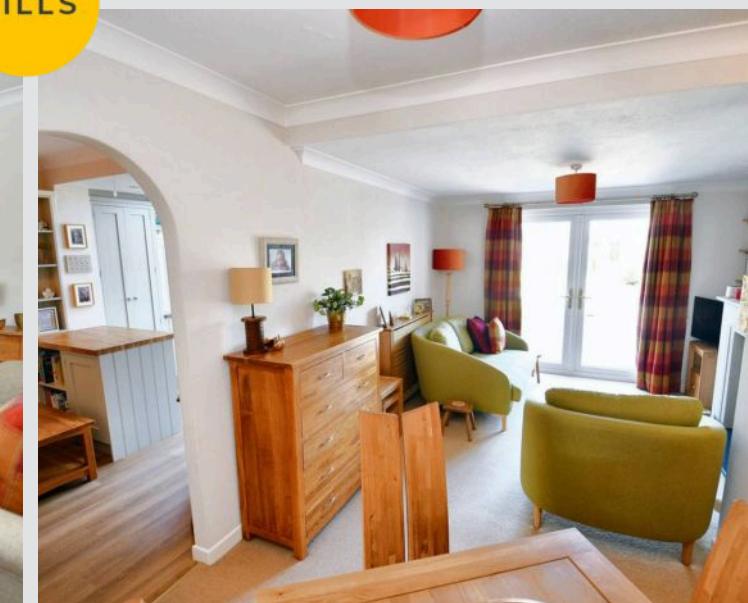
Astley, Manchester

\*\*Immaculately Presented, Extended Four Bedroom Semi-Detached Family Home, Located in the Popular Astley Area! Featuring a Modern Fitted Kitchen with a Skylight, a Home Office and a Large Garden!\*\*

Council Tax band: C

Tenure: Freehold

- Immaculately Presented Four Bedroom Semi-Detached Family Home
- Located in the Popular Astley Area, Close to Garrett Hall Primary School
- Boasting a Large Family Lounge and a Spacious Dining Room with Patio Doors to the Rear
- Benefits from an Office and a Large Storage Cupboard
- Beautifully Presented Modern Fitted Kitchen with Integrated Appliances, a Larder Cupboard and a Skylight
- Double Storey Plus Single Storey Extended
- Four Well-Proportioned Bedrooms
- Modern Four-Piece Family Bathroom
- Driveway to the Front for Off-Road Parking
- Large Landscaped Garden to the Rear with Indian Stone Paving, Laid-to-Lawn Grass and Mature Plants



## Porch

## Lounge

16' 1" x 12' 7" (4.91m x 3.83m)

## Dining Room

17' 10" x 11' 3" (5.44m x 3.43m)

## Office

7' 9" x 4' 10" (2.37m x 1.48m)

## Storage Cupboard

## Kitchen

17' 10" x 9' 5" (5.44m x 2.88m)

## Landing

## Bedroom One

12' 6" x 10' 4" (3.82m x 3.16m)

## Inbuilt Wardrobe

## Bedroom Two

13' 2" x 9' 8" (4.01m x 2.94m)

## Inbuilt Wardrobe

## Bedroom Three

10' 4" x 7' 11" (3.16m x 2.42m)

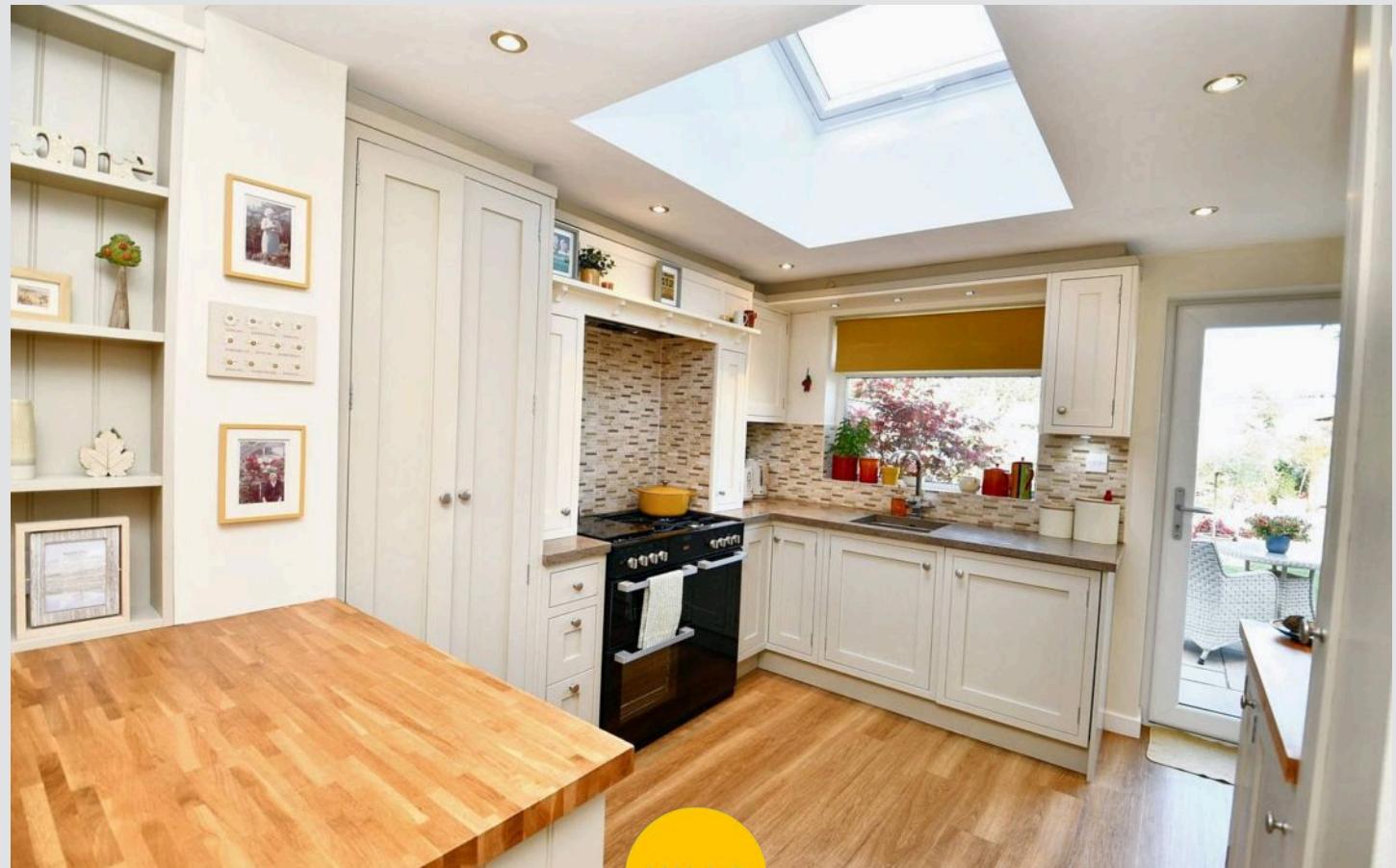
## Inbuilt Wardrobe

## Bedroom Four

10' 1" x 8' 0" (3.08m x 2.45m)

## Family Bathroom

7' 11" x 7' 5" (2.41m x 2.25m)



**Porch****Lounge**

16' 1" x 12' 7" (4.91m x 3.83m)

**Dining Room**

17' 10" x 11' 3" (5.44m x 3.43m)

**Office**

7' 9" x 4' 10" (2.37m x 1.48m)

**Storage Cupboard****Kitchen**

17' 10" x 9' 5" (5.44m x 2.88m)

**Landing****Bedroom One**

12' 6" x 10' 4" (3.82m x 3.16m)

**Inbuilt Wardrobe****Bedroom Two**

13' 2" x 9' 8" (4.01m x 2.94m)

**Inbuilt Wardrobe****Bedroom Three**

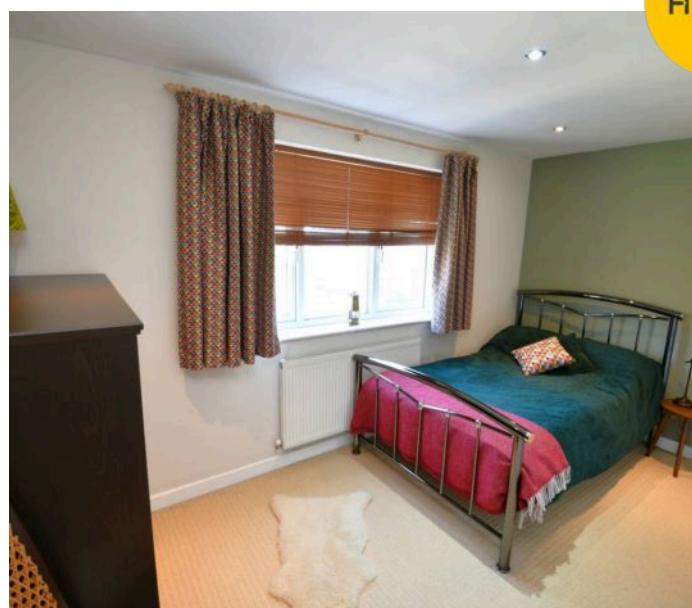
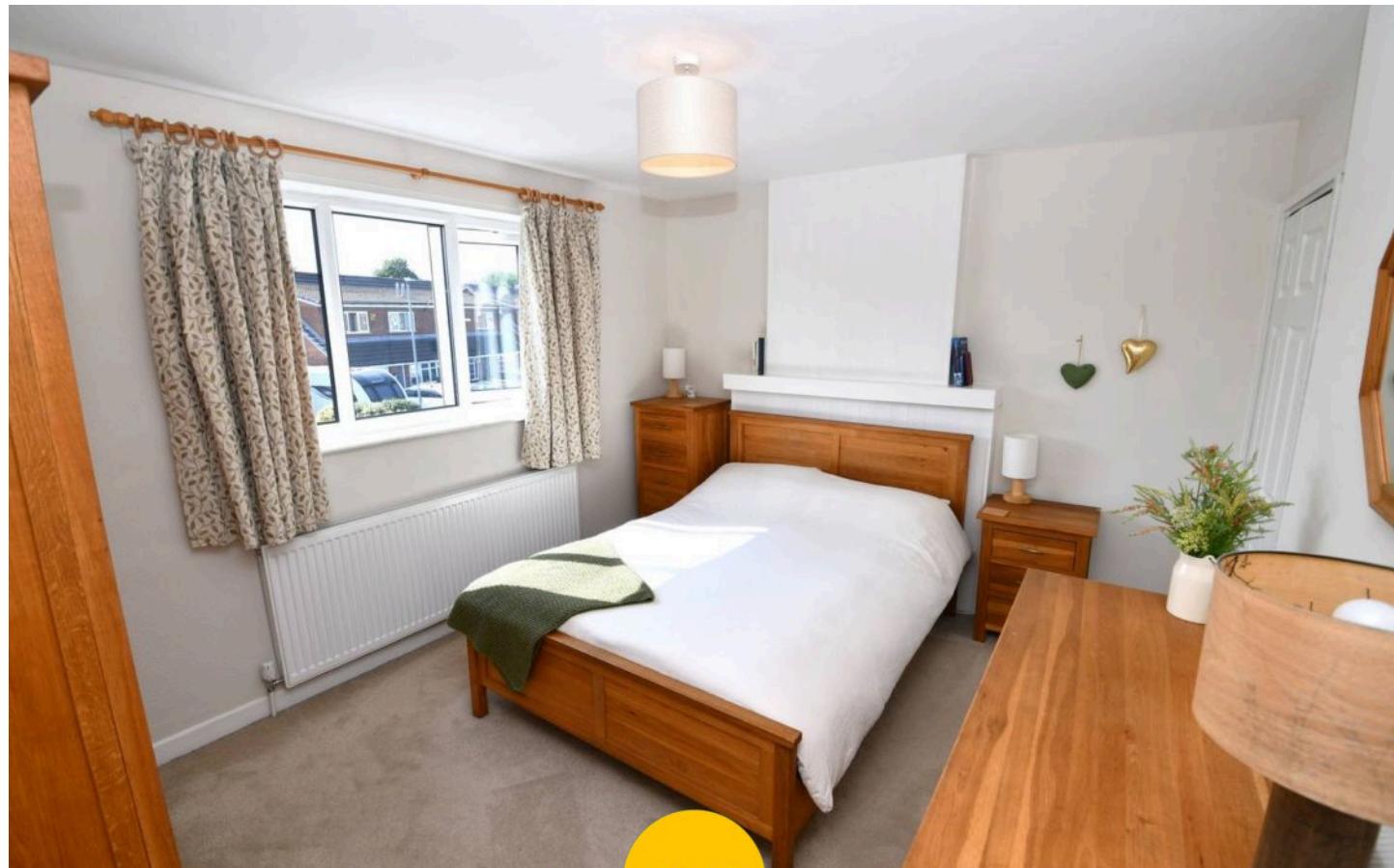
10' 4" x 7' 11" (3.16m x 2.42m)

**Inbuilt Wardrobe****Bedroom Four**

10' 1" x 8' 0" (3.08m x 2.45m)

**Family Bathroom**

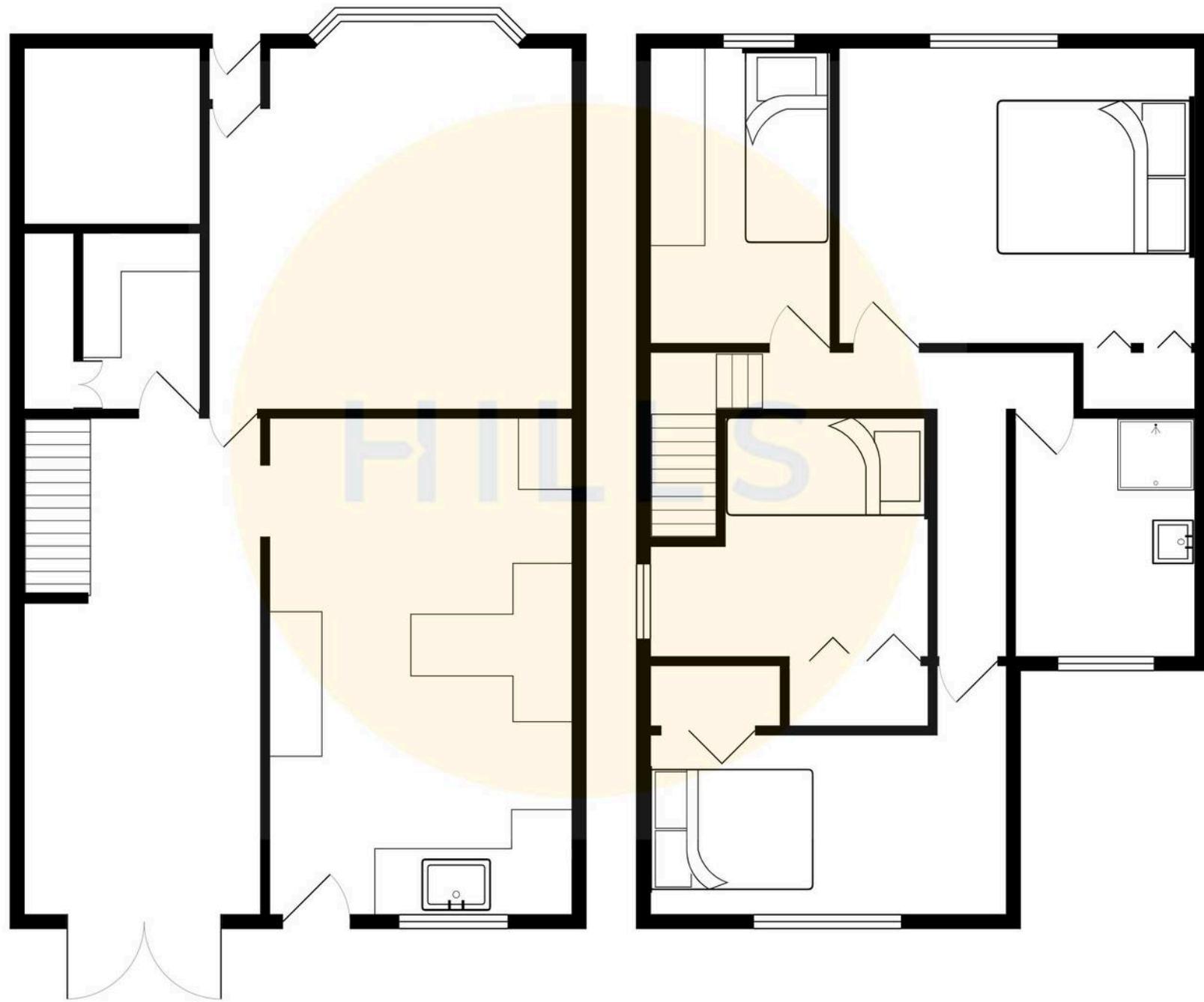
7' 11" x 7' 5" (2.41m x 2.25m)





HILLS







HILLS

## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A

Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a

Property are based on information supplied by the Seller. The Agent has not had sight of the title

documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the

availability of this property before travelling any distance to view. Every effort and precaution has been

made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor

do they form part of any contract. If there is any point which is of particular importance to you, please

contact us and we will provide any information you require. This is advisable, particularly if you intend to

travel some distance to view the property. The mention of any appliances and services within these

details does not imply that they are in full and efficient working order. These particulars are in draft form

awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.