





# 30 Ossington Walk, Manchester, M23 0HA

Three bedroom mid-terrace property situated on Ossington Walk, just off Marsworth Close. Within close proximity to Northern Moor Metrolink Station, good schools and motorway links. The property is being sold with NO CHAIN.

Briefly comprising: porch, entrance hall, lounge, dining room, kitchen, utility room, three bedrooms, bathroom and separate WC. Externally, the property benefits from an enclosed rear garden with access to the detached garage.

Freehold. Council Tax Band A. EPC Rating C.

## £230,000

### Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

#### Ground Floor

##### Porch

7'2" x 1'7"

##### Entrance Hall

10'9" x 6'4"

##### Lounge

13'9" x 10'2"

Spacious reception room with UPVC window to the front aspect, carpeted flooring, wall light points.

##### Dining Room

8'2" x 8'10"

Accessed via reeded glazed door/windows from the lounge, carpeted flooring, radiator and UPVC window to the rear aspect.

##### Kitchen

11'11" x 8'10"

Spacious kitchen with fitted units and space for appliances, carpeted flooring, radiator, ceiling light point.

##### Utility Room

5'6" x 9'6"

Useful additional room with units and fitted sink and space for further white goods. Two UPVC windows, radiator, vinyl flooring.

#### First Floor

##### Master Bedroom

15'3" x 9'10"

Fantastic size double bedroom with UPVC window to the front aspect, carpeted flooring, ceiling light point and radiator.

##### Bedroom Two

9'6" x 14'5"

Another great size double bedroom with UPVC window to the rear aspect, carpeted flooring, ceiling light point and radiator.

### Bedroom Three

9'2" x 10'2" (widest points)

L-shaped third bedroom with fitted store cupboard/wardrobe. Carpeted flooring, ceiling light point, radiator and UPVC window to the front aspect.

### Bathroom

5'6" x 5'4"

Fitted with bath with electric shower above and pedestal wash basin. Radiator, ceiling light point and obscured UPVC window to the rear. Cupboard housing Worcester gas combination boiler installed in 2014.

### WC

5'6" x 2'7"

Low level WC, obscured UPVC window to the rear aspect.

### Externally

To the front of the property there is a front garden and gated access down the side to the property to the rear garden. The rear garden is paved with lawned area and raised bed with mature tree. Access to the detached garage.

### Detached Garage

8'2" x 19'8"

Larger than average garage with electric up and over door to a car park at the rear of the property which is accessed from an access road off Melsomby Road.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	85
England & Wales	EU Directive 2002/91/EC	

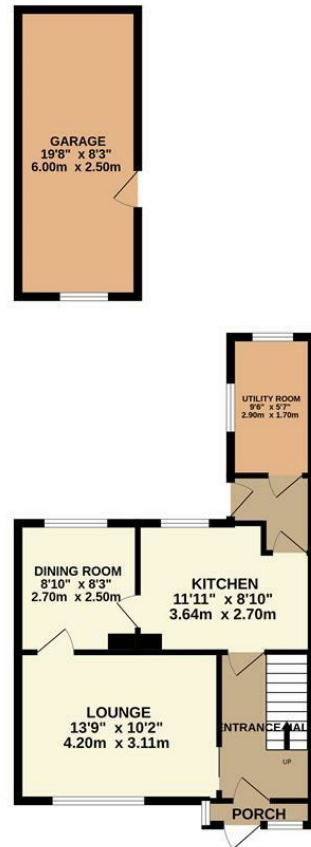
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



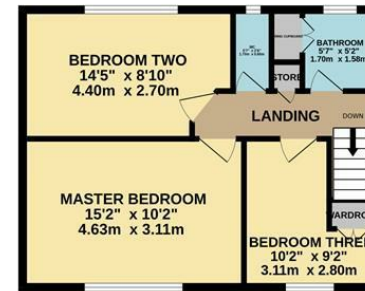




GROUND FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 1089 sq.ft. (101.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2024



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

95-97 School Road, Sale, Cheshire, M33 7XA

0161 962 2828

sale@jordanfishwick.co.uk  
www.jordanfishwick.co.uk



