

HUNTERS®

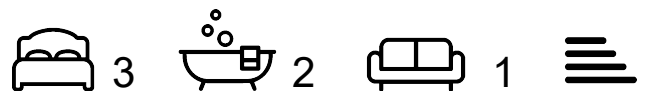
HERE TO GET *you* THERE



Carville Road

Manchester, M9 7FE

Price £260,000



- WELL PRESENTED AND MAINTAINED
- SEMI-DETACHED
- EN SUITE
- UPVC DOUBLE GLAZING
- ENCLOSED REAR GARDEN

- CONVENIENTLY LOCATED
- 3 EBDROOMS
- GAS CENTRAL HEATING
- SIDE DRIVEWAY
- NO CHAIN

Tel: 0161 669 4833

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Manchester, M9 7FE

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Located on Carville Road in the vibrant city of Manchester, this charming semi-detached house offers a delightful blend of comfort and convenience. Built in 2000, the property has been well presented and maintained, making it an ideal choice for families or professionals seeking a welcoming home.

The house boasts three bedrooms, providing ample space for relaxation and rest. The well-appointed reception room serves as a perfect gathering space, while the two bathrooms ensure that morning routines run smoothly for everyone. With gas central heating and UPVC double glazing, the home promises warmth and energy efficiency throughout the year.

One of the standout features of this property is the enclosed rear garden, which offers a private outdoor space for children to play or for hosting summer barbecues with friends and family. Additionally, the property includes parking for two vehicles, a valuable asset in this bustling area.

Conveniently situated, this home provides easy access to the motorway, as well as the train and tram networks, making commuting a breeze. With no onward chain, you can move in without delay and start enjoying all that this lovely home has to offer. Whether you are looking to settle down or invest, this property on Carville Road is a fantastic opportunity not to be missed.

Entrance Hallway

Radiator, stairs leading to first floor landing.

Lounge

14'5" x 7'6" (4.4m x 2.3m)

Electric fire with surround, Upvc double glazed bay window, under stairs storage cupboard, radiator.

Kitchen Diner

14'9" x 8'6" (4.5m x 2.6m)

Fitted wall and base units with work surfaces and splashback. Electric oven, gas hob, extractor hood along with integrated fridge freezer and washing machine. Upvc double glazed window, radiator, Upvc French doors leading to rear garden.

Landing

Storage cupboard, Upvc double glazed window.

Bedroom 1

11'5" x 8'2" (3.5m x 2.5m)

Fitted wardrobes, Upvc double glazed window, radiator.

En Suite

Shower enclosure, wash hand basin and low level wc. Extractor fan, radiator.

Bedroom 2

8'10" x 8'6" (2.7m x 2.6m)

Upvc double glazed window, radiator.

Bedroom 3

9'2" x 6'6" (2.8m x 2.0m)

Upvc double glazed window, radiator.

Bathroom

3 piece suite comprising bath with shower over, pedestal wash hand basin and low level wc. Upvc double glazed window, radiator.

Externally

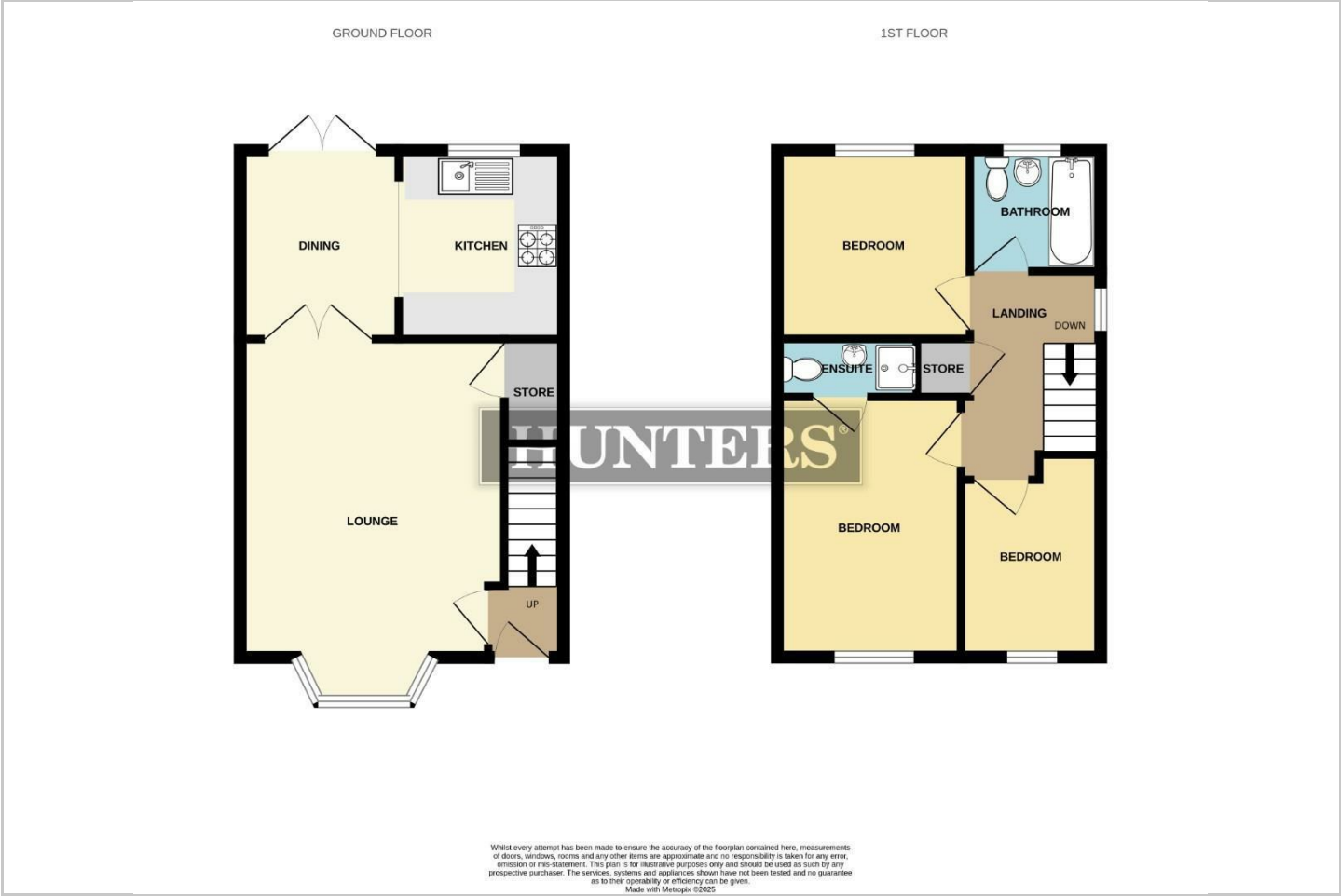
Driveway to the side and low maintenance enclosed rear garden with flagged patio, artificial grass and raised flowerbeds.

Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; B

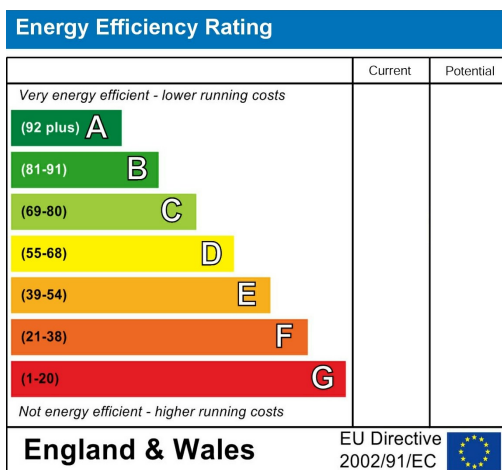
Floorplan







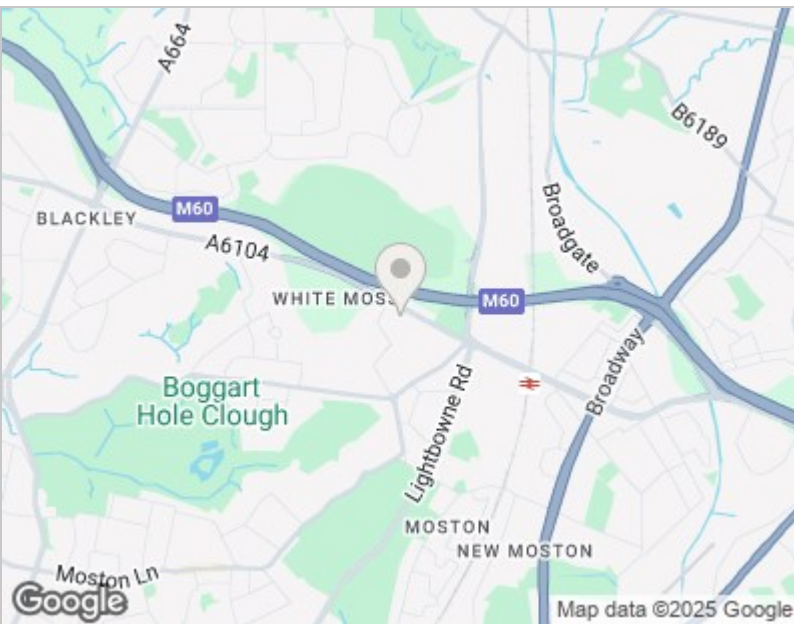
Energy Efficiency Graph



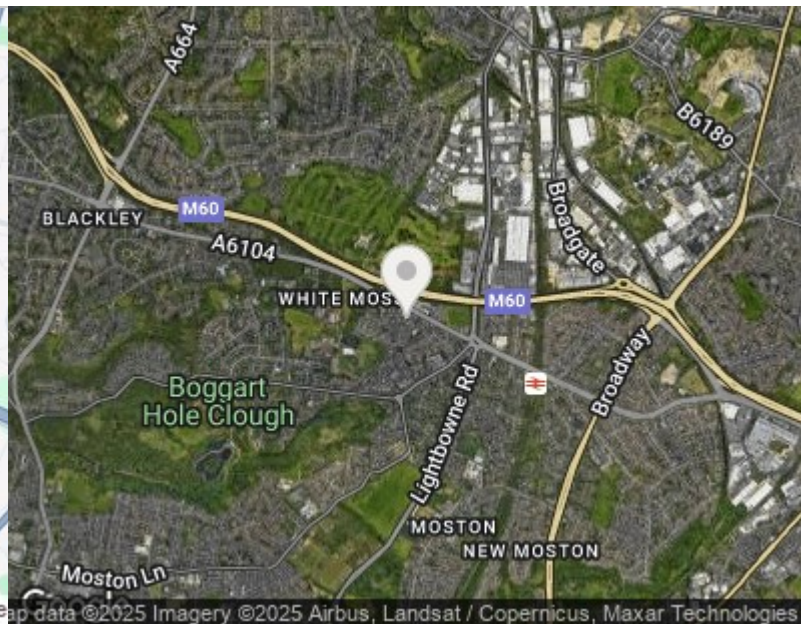
Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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