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42 Varley Street, Miles Platting, Manchester



- FOUR Bed Semi Detached Over Three Storeys In Immaculate "Walk In" Condition
 - Down-Stair W.C / Spacious Lounge And Modern Fitted Kitchen
- Three First Floor Bedrooms, One With En-Suite And A Separate Three-Piece Bathroom
 - Master Bedroom To 2nd Floor With Dressing Area And En-Suite
 - Generous Off Road Parking / Lawned Gardens To The Front And Rear

£450,000

FOUR bed semi detached set over three storeys and in immaculate "walk in" condition. This stunning property briefly comprises of gas central heating, uPVC double glazed windows, large entrance hallway with good storage space, down-stair W.C, modern fitted kitchen and spacious lounge to the rear. The first floor affords three good-sized bedrooms, one with an en-suite shower room and a separate three-piece family bathroom. The 2nd floor houses the large master bedroom with a dressing area and en-suite shower room. Externally to the front is a lawned garden and tarmac driveway extending down the side providing generous off road parking. To the rear is a full width stone paved patio and an enclosed lawned garden with soil borders. Situated in the very desirable area of Miles Platting within walking distance to Ancoats, New Islington, the City Centre and excellent transport links.

GROUND FLOOR

HALLWAY

Spacious hallway with carpet flooring, radiator, generous storage space and staircase rising to the first floor.

KITCHEN

3.48m x 2.59m (11'5" x 8'5")

Front aspect with a range of modern wall and base units incorporating one and a half bowl stainless steel sink, gas hob with stainless steel extractor above, built in double electric oven, integrated fridge/freezer, washing machine and dishwasher, tiled flooring, spotlights and radiator.



W.C

Useful down-stair W.C with vanity wash-basin, tiled flooring, part tiled walls and radiator.

LOUNGE

4.93m x 4.70m (16'2" x 15'5")

Generously proportioned lounge to the rear aspect with electric fire set within feature fire surround, carpet flooring, T.V point and radiator. Double doors provide access to the rear garden.



FIRST FLOOR

BEDROOM 2

4.77m x 2.64m (15'7" x 8'7")

Rear aspect with carpet flooring, T.V point and radiator. Access to en-suite.



EN-SUITE

Three-piece en-suite comprising of shower cubicle, vanity wash-basin, low-level W.C, tiled flooring, part tiled walls, spotlights and radiator.

BEDROOM 3

3.48m x 2.64m (11'5" x 8'7")

Front aspect with fitted wardrobes, carpet flooring, T.V point and radiator.

BEDROOM 4

3.54m x 2.20m (11'7" x 7'2")

Rear aspect with carpet flooring and radiator.



BATHROOM

Three-piece bathroom comprising of bath with shower over, vanity wash-basin, low-level W.C, laminate flooring, part tiled walls, spotlights and heated towel rail.

SECOND FLOOR

MASTER BEDROOM

4.93m x 4.93m (16'2" x 16'2")

Front aspect with sky-light window, carpet flooring, T.V point and radiator. Open plan to dressing area with sky-light window and carpet flooring.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

EN-SUITE

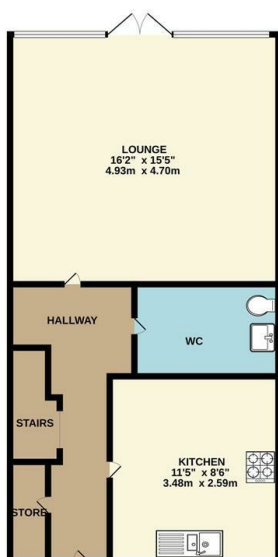
Three-piece en-suite shower room comprising of shower cubicle, vanity wash-basin, low-level W.C, part tiled walls, tiled flooring and radiator.

OUTSIDE

Externally to the front is a lawned garden and tarmacadam driveway extending down the side providing generous off road parking. To the rear is a full width stone paved patio and an enclosed lawned garden with soil borders.

*PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only***

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



2ND FLOOR
495 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 1573 sq.ft. (146.1 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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