



4 Westdean Crescent, Burnage, Manchester, M19 1FB

Offers Over £260,000

- Three Bedroom Semi Detached
- Off Road Parking & Enclosed Rear Garden
- Ideal Family Home
- Bathroom & Ground Floor WC
- Close to all Local Schools and Amenities
- Kitchen with a Range of Units

4 Westdean Crescent, Manchester M19 1FB

Three Bedroom Semi Detached. Spacious Accommodation. Off Road Parking. Good Sized Rear Garden. Kitchen with a Range of Units. White Three Piece Bathroom Suite. Popular Residential Location. Convenient for Local Schools and Amenities



Council Tax Band: A



Joules bring to the market this good sized three bedroom family home. Situated in a popular residential area being close to all local shops and amenities as well as being within walking distance to the local schools. Excellent public transport is to hand and for commuters Manchester City Centre is just over 5 miles away.

The property briefly comprises: Entrance vestibule, spacious sitting room, kitchen, rear hall, ground floor WC and handy storage room. Venturing upstairs on the first floor you will find three bedrooms and a family bathroom.

Outside to the front is a paved garden providing off road parking and to the rear is a good sized enclosed garden.

Priced to sell, - so to avoid disappointment, call our office on 0161 432 0432 to arrange a viewing now !

Entrance

Canopy over double glazed entrance door giving access to the vestibule.

Vestibule

Stairs to first floor, double glazed window with obscure glass. storage cupboard, central heating radiator, door to sitting room

Sitting Room

15'8" x 12'7"

Maximum measurements.

Spacious reception, laminated flooring, double glazed window overlooking the rear garden, central heating radiator, door to kitchen

Kitchen

13'0" x 8'0"

Kitchen with a range of units comprising: Single drainer stainless steel sink unit, cupboard below, further base, drawer and eye level units. Slot in gas cooker. work surfaces with tiled splashbacks. double glazed windows to the front and side elevations, central heating radiator. Handy understairs storage area. Door to rear hall

Rear Hall

Double glazed door giving access to the side elevation, door to ground floor WC.

Open to handy storage area housing boiler.

Ground Floor WC

Two piece suite comprising : Low level WC and corner wash hand basin. Double glazed window with obscure glass to the rear elevation

First Floor

Stairs and Landing

Open balustrades to stairwell, doors to all first floor rooms

Bedroom One

12'7" x 11'7"

Maximum measurements

Double glazed window overlooking the rear garden, central heating radiator

Bedroom Two

11'7" x 8'2"

Double glazed window overlooking the rear garden, central heating radiator

Bedroom Three

9'9" x 6'8"

Maximum measurements include bulkhead. Measurements to be confirmed at a later date.

Double glazed window to the front elevation, central heating radiator

Bathroom

White three piece suite comprising: Panelled bath with Triton shower over and shower curtain rail. Low level WC and pedestal wash hand basin, fully tiled walls, central heating radiator, double glazed window with obscure glass to the front elevation

Outside

Front

Paved frontage providing off road parking. privet hedging. pathway and gate to the side elevation opening up to the rear garden

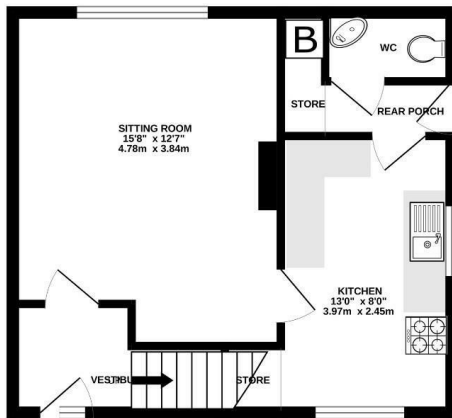
Rear Garden

Good sized enclosed rear garden. Patio area abutting the property with steps down to paved patio and lawned garden beyond. Well stocked mature borders housing numerous plants and shrubs. Garden shed

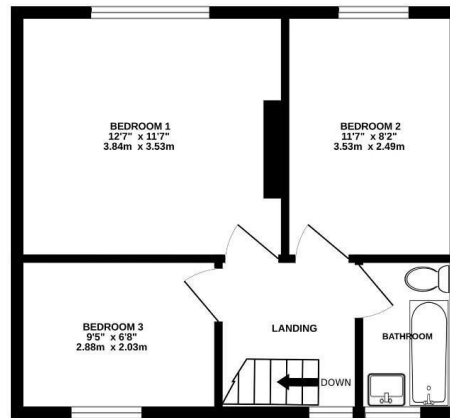




GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.

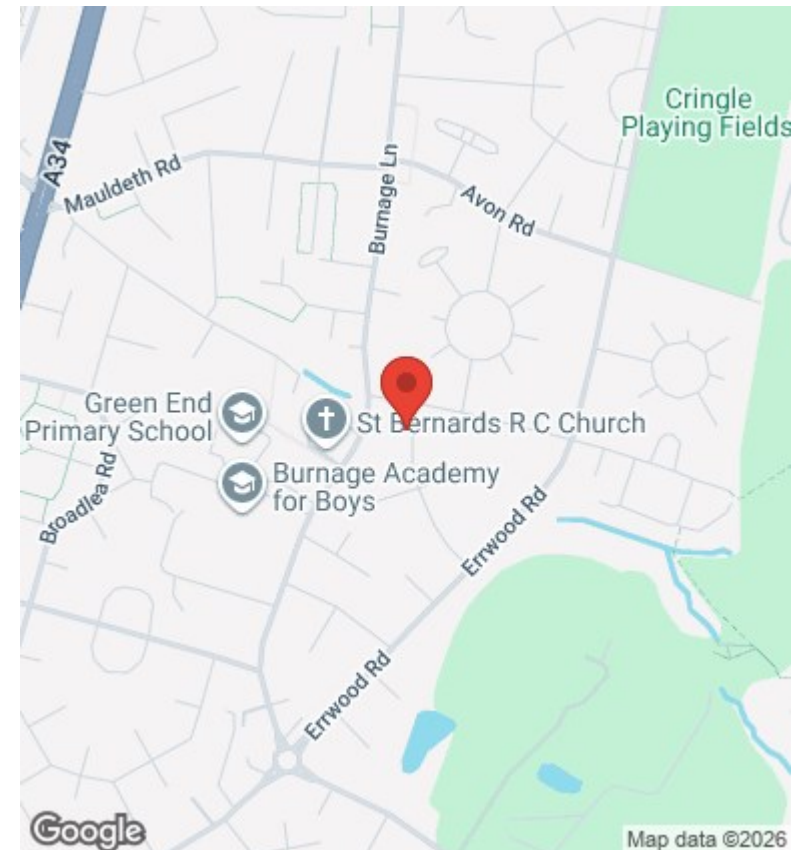


1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 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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Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC