

**106 Seymour Road South, Clayton, Manchester, M11 4PR**



- Bay Fronted Mid Terrace
- Three Bedrooms
- Two Reception Rooms
- Entrance Hallway
- Well Presented

- Ideal Buy to Let Investment
- Ideal First Home
- Front & Rear Courtyards
- Close to Manchester City Center
- Excellent Transport Links

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## MAIN DISCRIPTION

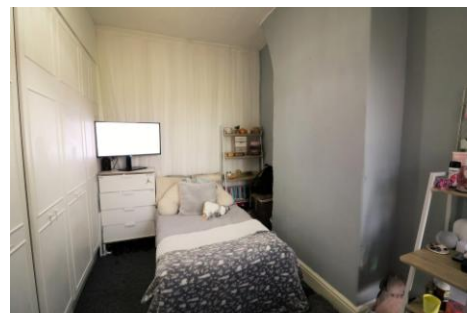
### \*\*\*EXCELLENT TRANSPORT LINKS\*\*\*

Stepping Stones are delighted to offer for sale this spacious bay fronted mid terrace property situated just a short distance from Manchester City Center with excellent transport links, local shops and schools.

The internal accommodation in brief comprises; Entrance Hallway, Two Reception Rooms, Kitchen, Three Bedrooms and Family Bathroom.

Externally there are fully enclosed and private courtyards to the front and rear with a lovely open rear aspect.

This is the ideal buy to let investment and can be purchased with the current tenant in situ, or first home.





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## ENTRANCE HALLWAY

uPVC double glazed entrance door to hallway with internal door, wall mounted radiator, ceiling light point, stairs to the first floor and archway through to the ground floor accommodation.

## GROUND FLOOR 11' 8" x 10' 7" (3.56m x 3.23m)

uPVC double glazed bay window to the front elevation, meter point cupboard, fireplace, ceiling light point, cornice to ceiling.

## RECEPTION ROOM TWO 12' 8" x 11' 3" (3.86m x 3.43m)

uPVC double glazed window to the rear elevation, ceiling light point with ceiling rose, wall mounted radiator, access to kitchen.

## KITCHEN 14' 0" x 9' 4" (4.27m x 2.84m)

A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, plumbing for washing machine, space for condensing dryer, wall mounted boiler, four ring induction hob with over hob extractor fan, eye line oven and grill, ceiling light point, space for tall fridge freezer, wall mounted radiator, external door to the rear courtyard.

## MAIN BEDROOM 12' 4" x 11' 8" (3.76m x 3.56m)

uPVC double glazed window to the front elevation, bank of fitted wardrobes to one wall, ceiling light point and wall mounted radiator.

## LANDING

Stairs from the ground to the first floor, ceiling light point, loft access, internal doors to the first floor accommodation.

## BEDROOM TWO 13' 0" x 9' 3" (3.96m x 2.82m)

A further double bedroom with uPVC double glazed window to the rear elevation, ceiling light point, fitted wardrobes to one wall and wall mounted radiator.

## BEDROOM THREE 9' 3" x 5' 8" (2.82m x 1.73m)

uPVC double glazed window to the rear elevation with open aspect, wall mounted radiator and ceiling light point.

## BATHROOM 8' 2" x 6' 4" (2.49m x 1.93m)

A three-piece suite comprising of low-level w/c. pedestal sink unit and bath with over bath shower, uPVC double glazed window to the side elevation, wall mounted radiator, ceiling light point and splashback tiling.

## EXTERNAL

FRONT - walled and gated forecourt garden

REAR - Private and Enclosed rear courtyard.



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**FREEHOLD/LEASEHOLD**

Stepping Stones have no access to documentation which confirms the tenure of the property.  
Should you proceed with the purchase of this property these details must be verified by your Solicitor.

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