

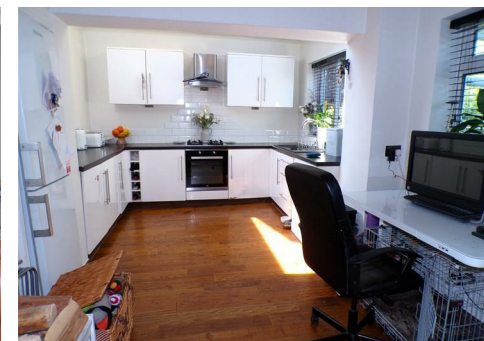


NPE

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For Sale

9 Greenways, New Moston - EPC: £319,950



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****DECEPTIVELY SPACIOUS****EXTENDED TO REAR****CONVERTED GARAGE**** 2 BATHS****POSSIBLE 4TH BEDROOM DOWNSTAIRS****LARGE CONSERVATORY****IDEAL FOR FAMILY**** We offer for sale this spacious, modern & extended 3 bedroom detached property, situated in a popular cul de sac location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, sitting room/downstairs 4th bedroom, downstairs shower room, spacious through lounge/dining room, fitted kitchen, large uPVC conservatory, 3 bedrooms and a 3 piece white bathroom. Externally the property has the benefit of a garden and driveway to the front and a garden to the rear with lawn, 2 timber decked areas and storage shed.

Entrance Hallway

Stairs off. Radiator.

Sitting Room/Downstairs Bed 4

13'5 x 7'7 (4.09m x 2.31m)

Converted garage. Radiator.

Downstairs Shower Room

Modern 3 piece white shower suite. Part ceramic wall tiled. Heated towel rail.

Through Lounge/Dining Room

23'7 x 12'10 (7.19m x 3.91m)

Fitted electric fire. Log burner fire. Radiator. Arch through to kitchen. Patio doors to conservatory.

Kitchen

10'6 x 14'4 (3.20m x 4.37m)

Fitted wall & base units incorporating oven, hob & extractor. Plumbed for washer. Single sink & drainer. Part ceramic wall tiled.

uPVC Conservatory

11'9 x 15'4 (3.58m x 4.67m)

Radiator.

First Floor Landing

Spindled balustrade. Loft access.

Bedroom 1

11'11 x 9'10 (3.63m x 3.00m)

Rear aspect. Radiator.

Bedroom 2

11'7 x 9'0 (3.53m x 2.74m)

Front aspect. Radiator.

Bedroom 3

8'1 x 6'8 (2.46m x 2.03m)

Front aspect. Radiator.

Bathroom

3 piece white suite with electric shower to bath. Ceramic wall tiled. Heated towel rail.

External

Garden and driveway to the front and a garden to the rear with lawn, 2 timber decked areas and storage shed.

Tenure & Council Tax

We have been advised that this property is Freehold. The council tax is in Band C with Manchester Council.

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