



NPE

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For Sale

35 Crammond Close, Newton Heath - EPC: £239,900



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****DOUBLE EXTENSION TO REAR****VERY POPULAR CUL DE SAC LOCATION****MODERNISED THROUGHOUT****2 LARGE DOUBLE BEDROOMS****IDEAL FOR FIRST TIME BUYERS OR YOUNG FAMILY**** We offer for sale this largely extended, modern style 2bedroom semi detached property, situated in a popular cul de sac location, ideal for the first time buyer or young family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Porch, spacious lounge, fitted kitchen, uPVC conservatory, 2 double bedrooms and a large modern 3 piece wet room. Externally the property has the benefit of a garden to the front, a driveway to the side and a garden to the rear with artificial lawn & patio.

Porch

Lounge

18'11 x 13'9 (5.77m x 4.19m)

Open plan stairs off. 2 radiators.

Kitchen

9'2 x 12'11 (2.79m x 3.94m)

Fitted wall & base units incorporating oven, hob & extractor. Single sink & drainer. Part ceramic wall tiled. Integrated fridge & freezer. Combi gas central heating boiler. Radiator. Opening to conservatory.

uPVC Conservatory

9'6 x 7'11 (2.90m x 2.41m)

First Floor Landing

Loft access.

Bedroom 1

14'0 x 14'2 (max) (4.27m x 4.32m (max))

Front aspect. Radiator.

Bedroom 2

14'2 x 7'7 (4.32m x 2.31m)

Rear aspect. Radiator.

Wet Room

11'3 x 5'11 (3.43m x 1.80m)

Modern 3 piece shower suite with walk in shower cubicle. Wall & floor tiled. Heated towel rail.

External

Garden to the front, a driveway to the side and a garden to the rear with artificial lawn & patio.

Tenure & Council Tax

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

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