



- THREE BEDROOM
- NO VENDOR CHAIN
- FITTED KITCHEN
- FRONT & REAR GARDENS
- uPVC DG & GCH

- SEMI DETACHED
- CUL-DE-SAC LOCATION
- FAMILY BATHROOM
- DRIVEWAY
- EARLY VIEWING ADVISED



## Property Description

**\*\*FIRST TIME BUYERS\*\* THREE BEDROOM SEMI DETACHED\*\* NO VENDOR CHAIN\*\*** Saltsman and Co Estate Agents welcome to the open market this three bedroomed semi detached family home for sale with no vendor chain. This property is perfectly located with close access to local amenities, popular schools and transport connections including the convenient Manchester City centre metro link and Manchester motorway connections. Briefly, the accommodation comprises; entrance hall, lounge and kitchen diner to the ground floor. Three bedrooms and family bathroom to the first floor. To the front of the property is a low maintenance garden and driveway for off road parking. To the rear of the property is an enclosed garden with patio and area laid to lawn. This family home is uPVC double glazed and warmed via gas central heating. Internal viewing is strongly advised to fully appreciate the living accommodation within.

### ENTRANCE HALL

Front entrance door opening into entrance hall. Radiator and light point. Stairs providing access to all first floor accommodation and access to lounge.

### LOUNGE *13'6 x 11'6*

uPVC double glazed bay window to the front elevation with radiator beneath. useful under stairs storage cupboard. Access to kitchen diner.

### KITCHEN DINER *14'9 x 8'9*

uPVC double glazed window to the rear elevation with stainless steel sink and drainer unit beneath. Fitted with a modern range of wall and base units with new inset gas hob with new extractor above and oven/grill beneath. Integrated fridge freezer, dishwasher and microwave. Plumbing for washing machine. Tiled to splash back areas and laminate flooring. Radiator, light and power points. uPVC double glazed French doors providing access to the rear garden.

### LANDING

Access to bedrooms and bathroom. Cupboard housing combi boiler. Loft hatch and light point.

### BEDROOM ONE *12'3 x 8'6*

Double glazed window with radiator beneath. Laminate flooring, light and power points.

### BEDROOM TWO *10'9 x 10'6*

Double glazed window with radiator beneath. Laminate flooring, light and power points.

### BEDROOM THREE *7'3 x 6'6*

Double glazed window with radiator beneath. Laminate flooring, light and power points.

### BATHROOM

Double glazed window to the rear elevation. P - shaped panel bath with wall mounted shower. Handwash and wc vanity unit. Part tiled to walls and tiled to floors. Radiator and light point.

### OUTSIDE

To the front of the property is a low maintenance paved garden and driveway for off road parking. To the rear of the property is an enclosed garden with patio and area laid to lawn.



