



- THREE BEDROOM
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- CLOSE TO AMENITIES
- YARD TO REAR
- EARLY VIEWING ADVISED

- MID TERRACE
- LARGER THAN AVERAGE
- SHOWER ROOM
- FANTASTIC TRANSPORT CONNECTIONS
- uPVC DG & GCH

Property Description

**** FIRST TIME BUYERS / INVESTORS**** TWO RECEPTION ROOMS** THREE BEDROOMED MID TERRACE SITUATED IN A PRIME LOCATION FOR EASY CITY CENTRE ACCESS** Saltsman and Co Estate Agents welcome to the open market this three bedroom mid terrace family home. This property has been well cared for by its current owner and is ready for any buyer to move straight into and make their own, making this property an ideal purchase for any first time buyer or landlord looking to expand their current property portfolio. This larger than average property is perfectly located a short distance from local amenities, schools and transport links including direct Manchester City Centre bus routes and Manchester motorway connections. Briefly, the accommodation comprises; entrance vestibule, entrance hall, dining room, lounge, kitchen and shower room to the ground floor. Three bedrooms to the first floor. This property is uPVC double glazed and warmed via gas central heating. To the rear of the property is a pleasant Internal viewing is strongly advised to fully appreciate the generous living accommodation contained within.

ENTRANCE VESTIBULE

Front entrance door opening into entrance vestibule. Door providing access to entrance hall.

ENTRANCE HALL

Access to all ground floor accommodation and stairs providing access to first floor accommodation. Light point.

DINING ROOM 10'84 x 9'07

uPVC double glazed window to the front elevation. Meter cupboard. Radiator, wood floor, light and power points.

LOUNGE 12'65 x 12'62

uPVC double glazed window to the rear elevation. Useful understairs storage cupboard. Feature gas fire with attractive surround and herth. Radiator, light and power points.

KITCHEN 9'84 x 7'37

uPVC double vglazed window with stainless steel sink and drainer unit beneath. Fitted with a range of wall and base units with complementary worksurface over. Four ring gas hob with oven/grill beneath. Plumbing for washing machine and space for dryer and fridge freezer under counter. Wall mounted boiler. Tiled to splash back areas and tiled to floor. Light and power points. Door to inner hall.

INNER HALL

Fitted cupboards and radiator. Door providing access to the rear yard and door providing access to shower room.

SHOWER ROOM

uPVC window to the rear elevation. Enclosed corner shower cubicle, pedestal hand wash basin and low level wc. Tiled to walls and tiled to floor. Light point.

LANDING

Access to bedrooms. Loft hatch and light point.

BEDROOM ONE 12'68 x 11'28 min

uPVC double glazed window with radiator beneath. Light and power points.

BEDROOM TWO 9'46 x 7'08

uPVC double glazed window with radiator beneath. Light and power points.

BEDROOM THREE 13'94 x 5'28

uPVC double glazed window. Light and power points.

OUTSIDE

To the rear of the property is a pleasant sized enclosed yard.

