



- THREE BEDROOMED
- CORNER PLOT
- SEPARATE DINING ROOM
- SHOWER ROOM
- DRIVEWAY
- FIRST TIME BUYER OPP

- SEMI DETACHED
- NO VENDOR CHAIN
- EXTENDED KITCHEN
- POPULAR LOCATION
- uPVC DG & GCH
- VIEWING ADVISED

Property Description

****FAMILY BUYERS** THREE BEDROOMED SEMI DETACHED** NO VENDOR CHAIN** DINING AREA** GARDENS FRONT, SIDE AND REAR** DRIVEWAY****

Saltsmans and Co estate agents welcome to the open market this THREE bedroomed extended semi detached family home for sale with no vendor chain. This family home has been well cared for by its current owner and benefits from a separate dining room, fitted kitchen, and low maintenance gardens. This property is conveniently located a short distance from local amenities, popular schools and transport connections including the Manchester City Centre Metro link and Manchester M60 motorway junctions. Briefly, the accommodation comprises; entrance hall, lounge, dining area, and kitchen to the ground floor. Three bedrooms and shower room to the first floor. To the front of the property is a low maintenance paved garden leading to a paved side garden and driveway for off road parking. To the rear of the property is a low maintenance paved garden. This family home is ready for any buyer to move straight into and make their own and is uPVC double glazed and warmed via gas central heating. Early Internal viewing is strongly advised.

ENTRANCE HALL

uPVC double glazed front entrance door opening into welcoming entrance hallway. Useful under stairs storage cupboard. Stairs providing access to all first floor accommodation. Radiator, light and power points.

LOUNGE 12'23 x 8'20

uPVC double glazed window to the front elevation with radiator beneath. Light and power points.

DINING ROOM 12'27 x 10'27

uPVC double glazed window to the rear elevation with radiator beneath. Light and power points.

KITCHEN 13'85 x 7'82

uPVC double glazed window to the side elevation with stainless steel sink and drainer unit beneath. Fitted with a range of wall and base units with complementary worksurface and breakfast bar. Intergrated fridge freezer. Space for free standing cooker and plumbing for washing machine. Tiled to splash back areas, radiator, light and power points. uPVC double glazed door providing access to the rear garden.

LANDING

uPVC double glazed window to the side elevation. Access to bedrooms and shower room. Loft hatch and light point.

BEDROOM ONE

uPVC double glazed window to the front elevation. Radiator, light and power points.

BEDROOM TWO

uPVC double glazed window to the rear elevation. Fitted wardrobes and dressing table area. Radiator, light and power points.

BEDROOM THREE

uPVC double glazed window to the front elevation. Radiator, light and power points.

SHOWER ROOM

uPVC double glazed window to the rear elevation. Enclosed corner shower cubicle with wall mounted shower, pedestal hand wash basin and low level wc. Protected to walls, wall mounted heated chrome towel rail and light point.

OUTSIDE

To the front of the property is a low maintenance paved garden leading to a paved side garden and driveway for off road parking. To the rear of the property is a low maintenance paved garden.

