



- THREE BEDROOM
- FREEHOLD
- KITCHEN DINER
- COUNCIL TAX B
- FRONT & REAR GARDENS
- DRIVEWAY PARKING

- EXTENDED SEMI DET
- FAMILY LOUNGE
- CONSERVATORY
- FAMILY BATHROOM
- uPVC DG & GCH
- POPULAR LOCATION

Property Description

****THREE BEDROOM EXTENDED SEMI DETACHED** POPULAR LOCATION** CONSERVATORY** DRIVEWAY PARKING****

Saltsman and Co Estate Agents welcome to the open market this well presented and well maintained three bedroomed semi detached family home. This property has been well cared for and maintained by its current owners and is ready for any buyer to move straight into. Perfectly located within easy access of local amenities, highly regarded schools and transport connections including the popular Manchester City Centre Metro link and Manchester M60 motorway junctions. Briefly, the accommodation comprises; entrance porch, entrance hall, lounge, kitchen diner, and conservatory to the ground floor. Three bedrooms and bathroom to the first floor. To the front of the property is a low maintenance block paved garden and driveway for off road parking. To the rear of the property is an enclosed family garden with patio and area laid to lawn with decorative plant and shrub borders. This family home is uPVC double-glazed and warmed via gas central heating. Internal viewing is strongly advised to fully appreciate this much loved family home which is a credit to its current owners.

ENTRANCE PORCH

uPVC double glazed front entrance doors opening into entrance porch. Front entrance door opening to entrance hall.

ENTRANCE HALL

Useful understairs storage cupboard. Access to all ground floor accommodation and stairs providing access to bedrooms and bathroom.

LOUNGE 21'26 x 10'66

uPVC double glazed window. Feature inset gas fire. High gloss laminate flooring, light and power points. Access to conservatory and access to kitchen diner.

KITCHEN DINER 15'93 x 7'37

uPVC double glazed window to the rear elevation and uPVC double glazed window to the side elevation with double stainless steel sink and drainer unit beneath. Fitted with a modern range of wall and base units with complimentary worksurface over with inset four ring electric induction hob with double oven beneath and extractor above. Intergrated fridge freezer and plumbing for washing machine. Tiled to splash back areas and tiled to floor, light and power points. uPVC double glazed door providing access to the rear garden.

CONSERVATORY 9'38 x 8'19

uPVC double glazed and brick built construction. High gloss laminate flooring, radiator, light and power points. uPVC double glazed door providing access to the rear garden.

LANDING

Access to bedrooms and bathroom. loft hatch and light point.

BEDROOM ONE 12'15 x 8'82

uPVC double glazed window to the front elevation with radiator beneath. Fitted wardrobes, laminate flooring, light, and power points.

BEDROOM TWO 10'77 x 7'9

uPVC double glazed window to the rear elevation with radiator beneath. Laminate flooring, light, and power points.

BEDROOM THREE 7'51 x 7'14

uPVC double glazed window to the front elevation with radiator beneath. Fitted cupboard, laminate flooring, light, and power points.

BATHROOM

Two uPVC double glazed windows. Panel bath with glass screen divider and wall mounted rainfall shower. Modern hand wash vanity unit with storage and low level wc with push button flush. Fitted linen cupboard, tiled to splash back areas and light point.

OUTSIDE

To the front of the property is a low maintenance enclosed block paved garden headed by double wrought iron gates to access driveway for off road parking. Access gate to the side leading to enclosed family garden with patio and area laid to lawn with decorative stocked plant and shrub area.

