



- THREE BEDROOM DETACHED
- MODERN KITCHEN
- DOWNSTAIRS SHOWER ROOM
- GARAGE
- STUNNING REAR GARDEN
- COUNCIL TAX D

- SEPARATE DINING ROOM
- DOWNSTAIRS WC
- FAMILY BATHROOM
- CUL-DE-SAC LOCATION
- LEASEHOLD - 999 Years
- uPVC DG & GCH



## Property Description

**\*\*\*FAMILY BUYERS\*\*\* IMMACULATE THREE BEDROOMED DETACHED\*\* DOWNSTAIRS WC\*\* DOWNSTAIRS SHOWER ROOM\*\* SEPARATE DINING ROOM \*\*\* FAMILY BATHROOM\*\*\* GARAGE\*\*\* STUNNING REAR GARDEN\*\*\*** Saltsman and Co Estate Agents welcome to the open market this stunning three bedroomed detached family home tucked away in a quiet cul-de-sac location. This property is a true credit to its current owner and is ready for and family to move straight into. Perfectly located to provide easy access to local amenities, popular primary/ secondary schools and transport connections including the convenient Manchester City Centre Metro Link and Manchester M60 motorway junctions. Briefly, the accommodation comprises; entrance hall, lounge, dining room, kitchen, downstairs wc, downstairs shower room and garage to the ground. Three bedrooms and family bathroom to the first floor. To the front of the property is a low maintenance garden with area laid to lawn with plant and shrub borders. To the rear of the property is a larger than average enclosed family sized garden with generous patio and area laid to lawn with well established and maintained plant and shrub borders. This perfect family home offers generous living accommodation throughout and is uPVC double glazed and warmed via gas central heating. Internal viewing is strongly advised to fully appreciate this perfect family home.

### ENTRANCE HALL

Composite double glazed front entrance door providing access into entrance hallway. uPVC double glazed window, radiator, wood flooring, light and power points. Access to all ground floor accommodation.

### LOUNGE 14'92 x 12'33

uPVC double glazed box bow window to the front elevation with radiator beneath. Feature fire with attractive surround and hearth. Wood flooring, light and power points. Stairs providing access to all first floor accommodation. Archway to dining room.

### DINING ROOM 11'98 x 10'21

uPVC double glazed sliding patio door providing access to the rear garden. Radiator, wood flooring, light and power points.

### KITCHEN 13'40 x 8'20

Two uPVC double glazed windows to the rear garden with double sink and drainer unit beneath. Fitted with a comprehensive range of modern base units with complementary work surface over. Space for free standing cooker, space for free standing fridge freezer, and plumbing for washing machine. Part tiled to walls and tiled to splash back areas. Useful walk in storage cupboard with space for dryer. Door to inner hall providing access to downstairs wc and garage.

### DOWNSTAIRS WC

uPVC double glazed window. Low level wc and handwash unit. Fully tiled to walls and floor. Wall mounted heated chrome towel rail. Wall mounted mirror with feature lighting. Light point.

### DOWNSTAIRS SHOWER ROOM

Enclosed shower cubicle with with mixer tap shower. Hand wash unit. Tiled to walls and floor, wall mounted heated chrome towel rail and light point.

### GARAGE

Access by an up and over door to the front. Light and power points.

### LANDING

Access to bedrooms and bathroom.

### BEDROOM ONE 14'14 x 8'25

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

### BEDROOM TWO 8'38 x 7'76

uPVC double glazed window with radiator beneath. Floor to ceiling fitted wardrobes with down lights providing useful storage and hanging space, matching bedside drawers. Light and power points.

### BEDROOM THREE 10'48 x 4'58 min

Currently used as a wardrobe room / office. uPVC double glazed window with radiator beneath. Floor to ceiling fitted wardrobes. Light and power points.

### BATHROOM

uPVC double glazed window. Free standing bath with mixer tap and mixer tap shower. Low level wc and hand wash. Tiled to walls and floor. Wall mounted heated chrome towel rail. Fitted cupboard. Light point.

### OUTSIDE

To the front of the property is a pleasant low maintenance front garden with area laid to lawn. Concrete print driveway providing off road parking and access to garage. To the rear of the property is a stunning family sized garden with larger than average patio and area laid to lawn with established and well maintained plant and shrub borders. Outside power point, light and tap.





