



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

- SEMI DETACHED
- SEPARATE DINING ROOM
- MODERN BATHROOM
- DRIVEWAY & GARAGE
- FREEHOLD
- POPULAR DANE BANK LOCATION







## Property Description

**\*\*LOOKING FOR YOU NEXT FAMILY HOME\*\* THREE BEDROOMED SEMI DEACHED\*\* NO VENDOR CHAIN \*\* SEPARATE DINING ROOM \*\* MODERN FITTED KITCHEN\*\* DRIVEWAY AND GARAGE\*\* POPULAR DANE BANK LOCATION\*\* Saltsmans and Co Estate Agents welcome to the open market this three bedroomed semi detached property for sale with no vendor chain. This property has been well cared for and maintained by its current owner and is ready for any buyer to move straight into. Offering generous living accommodation within the property comprises; entrance porch, entrance all, lounge, dining room, kitchen and garage to the ground floor. Three bedrooms, wc and bathroom to the first floor. This property is located in the highly regarded location of Dane Bank with easy access to local amenities, popular primary/ secondary schools and transport connections including the convenient Manchester M60 motorway junctions. To the front of the property is a low maintenance paved garden and driveway providing access to garage. To the rear of the property is a pleasant sized family sized garden with area laid to lawn with artificial lawn and decking area. This family home is uPVC double glazed and warmed via gas central heating. Early internal viewing is advised to fully appreciate the living accommodation contained within.**

### ENTRANCE PORCH

uPVC double glazed front entrance door. Front entrance door providing access to entrance hallway.

### ENTRANCE HALL

Stairs providing access to all first floor accommodation. Meter cupboard. Laminate flooring, covered radiator, laminate flooring and light point.

### LOUNGE 13'40 x 12'19

uPVC double glazed bay window to the front elevation. Feature gas fire with complementary surround and hearth. Radiator, light and power points.

### DINING ROOM 13'59 x 12'04

uPVC double glazed french doors provide light and access to the rear garden. Radiator, light and power points.

### KITCHEN 13'41 x 8'15

Two uPVC double glazed windows to the rear elevation. Modern kitchen fitted with a comprehensive range of wall and base units with complementary worksurface over with inset contracting sink and drainer and four ring gas hob with oven/grill below and extractor above. Intergrated fridge freezer and plumbing for washing machine. Useful pantry cupboard. Protected to splash back areas. Verticle wall mounted radiator, spot lights to ceiling and power points. uPVC double glazed door providing access to garage.

### GARAGE 18'65 x 8'79

Access via an up and over door. Light and power points. uPVC double glazed door providing access to kitchen.

### LANDING

Access to bedrooms, wc and bathroom. Light point.

### BEDROOM ONE 14'35 into bay x 11'78

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

### BEDROOM TWO 11'34 x 10'90

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

### BEDROOM THREE 8'00 x 6'39

uPVC double glazed window to the front elevation with radiator beneath. Fitted worksurface/ desk area. Light and power points.

### BATHROOM

uPVC double glazed window. Modern bathroom suite comprising panel bath with wall mounted electric shower and hand wash unit with storage below. Protected to walls, radiator and light point.

### WC

uPVC double glazed window. Low level wc with push button flush. Protected to walls and light point.

### OUTSIDE

To the front of the property is a low maintenance paved garden and driveway providing off road parking and access to garage via an up and over door. To the rear of the property is a pleasant sized family sized garden with area laid to lawn with artificial lawn and decking area.





