



- THREE BEDROOMED
- FAMILY LOUNGE
- FITTED KITCHEN
- UTILITY ROOM
- FRONT AND REAR GARDENS
- LEASEHOLD 935 YEARS REMAIN

- EXTENDED SEMI
- DINING AREA
- DOWNSTAIRS WC
- DRIVEWAY AND GARAGE
- COUNCIL TAX C
- uPVC DG & GCH



Property Description

**** FAMILY BUYERS** THREE BEDROOMED EXTENDED SEMI DETACHED ** DINING AREA** DOWNSTAIRS WC ** UTILITY ROOM** DRIVEWAY AND GARAGE** POPULAR LITTLEMOSS LOCATION**** Saltsmans and Co Estate agents welcome to the open market this attractive and well presented three bedroomed semi detached family home. Situated in one of Droylsden's most sought after residential locations in Littlemoss this property is ready for any family to move straight into and make their own. Offering generous living accommodation comprising: porch, entrance hall, dining area, kitchen, utility room, wc and garage access to the ground floor. Three bedrooms and family bathroom to the first floor. To the front of the property is a low maintenance garden with driveway for off road parking. To the rear of the property is an enclosed family garden with area laid to lawn and patio. This warm and welcoming property is tucked away from the hustle and bustle of everyday life yet is close to local amenities, transport links including tram and motorway connections, and popular schools including the sought after Laurus Secondary school. This Family home is uPVC double glazed and warmed via gas central heating. Internal viewing is strongly advised to fully appreciate the living accommodation contained within.

PORCH

uPVC double glazed windows and uPVC double glazed front entrance door opening into porch. Front entrance door opening into entrance hall.

ENTRANCE HALL

Cupboard housing meters, radiator, light and power points. Stairs providing access to all first floor accommodation and door providing access to lounge.

LOUNGE 14'01 x 11'52

uPVC double glazed box bow window to the front elevation with radiator beneath. Feature fire with complementary surround and hearth. Archway to dining area.

DINING AREA 9'05 x 8'32

uPVC double glazed window sliding patio doors providing access to the rear garden. Radiator, light and power points. Sliding glass panel door to kitchen.

KITCHEN 12'50 max x 9'78

uPVC double glazed window to the rear elevation with stainless steel sink and drainer unit beneath. Fitted with a comprehensive range of wall and base units with complementary worksurface and breakfast bar. Space for free standing cooker with extractor hood above and plumbing for dishwasher. Built in five-tier wine rack. Tiled to splash back areas, radiator, light and power points. Access to utility room.

UTILITY ROOM 8'72 x 6'36

uPVC double glazed window to the rear elevation. Worksurface with plumbing for washing machine and space for dryer under. Space for free standing fridge freezer. Light and power points. Access to garage and access to downstairs wc. uPVC double glazed door providing access to the rear garden.

DOWNSTAIRS WC

Low level wc and handwash unit. Wall mounted heated chrome towel rail and light point.

LANDING

Access to bedrooms and bathroom. Loft hatch, light and power points.

BEDROOM ONE 14'10 x 11'50

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

BEDROOM TWO 10'34 x 10'10

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

BEDROOM THREE 8'87 x 6'65

uPVC double glazed window. Radiator, fitted cupboard, light and power points.

BATHROOM

uPVC double glazed window to the rear elevation. Panel bath with mixer tap wall mounted shower. Pedistal handwash basin and low level wc. Tiled to walls and floor. Wall mounted heated chrome towel rail and light point.

OUTSIDE

To the front of the property is a low-maintenance garden with an area laid to lawn with driveway for off-road parking and provides access to the garage via an up and over door. To the rear of the property is a perfect-sized family garden with an area laid to lawn and a patio.

