



Saltsman & Co
Estate Agents

Offers in excess of £170,000
19 Annable Road, Manchester, Lancashire, M18 8QR



- SEMI DETACHED
- CLOSE TO AMENITIES
- FREEHOLD
- FRONT & REAR GARDENS
- COUNCIL TAX A

- CUL-DE-SAC LOCATION
- CLOSE TO TRANSPORT LINKS
- COUNCIL TAX A
- DG & GCH
- FREEHOLD

Property Description

**** FIRST TIME BUYERS / INVESTORS TAKE NOTE ** TWO BEDROOMED SEMI DETACHED** CUL-DE-SAC LOCATION** CLOSE TO AMENITIES ** SCHOOLS AND TRANSPORT CONNECTIONS** FRONT AND REAR GARDENS** DRIVEWAY PARKING****

Saltsmans and Co Estate Agents welcome to the open market this three bedroomed semi detached family home for sale with long term sitting tenant. This family home is perfectly located a short distance from local amenities, transport connections and popular schools. Located in a cul-de-sac location, the accommodation briefly comprises an entrance hall, lounge, and kitchen on the ground floor. Two bedrooms and bathroom to the first floor. To the front of the property is garden and driveway for off road parking. To the rear of the property is an enclosed garden with patio and area laid to lawn. This family home is uPVC double glazed and warmed via gas central heating.

HALL

uPVC double glazed door providing access to entrance hall. Stairs to first floor accommodation and access to ground floor accommodation.

LOUNGE 15'6 x 10'5

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

KITCHEN 10'0 x 8'0

uPVC double glazed window to the rear elevation. Fitted with a range of wall and base units with worksurface over. Light and power points.

REAR HALLWAY

Wall mounted boiler and uPVC double glazed door providing access to the rear garden.

LANDING

Access to bedrooms and bathroom. Loft hatch.

BEDROOM ONE 11'5 x 10'09

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

BEDROOM TWO 10'0 x 8'5

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

BATHROOM

uPVC double glazed window to the rear elevation. Panel bath with electric shower over, low level wc and hand wash unit. Radiator and light point.

OUTSIDE

To the front of the property is a low maintenance garden and driveway. To the rear of the property is an enclosed garden.

