



- THREE BEDROOM
- FAMILY LOUNGE
- CONSERVATORY
- FRONT & REAR GARDENS
- COUNCIL TAX A

- SEMI DETACHED
- KITCHEN DINER
- SHOWER ROOM
- DG & GCH
- FREEHOLD

Property Description

****FIRST TIME BUYERS** THREE BEDROOMED SEMI DETACHED** CONSERVATORY** POPULAR LOCATION**** Saltsman and Co Estate Agents welcome to the open market this three bedroomed semi detached family home. This property is ready for any buyer to move straight into and make their own making it an attractive purchase for a wide range of buyers. Briefly, the accommodation comprises; entrance hall, lounge, dining kitchen, and conservatory to the ground floor. Three bedrooms and shower room to the first floor. This property is located in a popular residential area with easy access to local amenities, schools and transport connections including the Manchester M60 motorway junctions. To the front of the property is a low maintenance garden with an area laid to lawn. To the rear of the property is a pleasant sized garden with patio and area laid to lawn. This property is uPVC double glazed and warmed via gas central heating. Internal viewing is strongly advised to fully appreciate the living accommodation contained within.

ENTRANCE HALL

Double glazed front entrance door opening into entrance hall. Stairs providing access to all first floor accommodation. Radiator, fitted shelves for storage and light point. Door providing access to lounge.

LOUNGE *15'05 x 9'43*

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

KITCHEN DINER *13'17 x 8'13*

uPVC double glazed window to the rear elevation with double sink and drainer unit beneath. Fitted with a range of wall and base units with worksurface above with inset four-ring gas hob with oven below and pull-out extractor above. Plumbing for washing machine and space for free standing fridge freezer. Wall mounted boiler. Tiled to splash back areas and tiled to floor. Radiator, light and power points. Door providing access to conservatory.

CONSERVATORY *8'80 x 6'71*

Access to rear garden.

LANDING

Access to bedrooms and shower room. Loft hatch and light point.

BEDROOM ONE *13'12 x 8'60*

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

BEDROOM TWO *9'00 x 6'43*

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

BEDROOM THREE *8'09 max x 6'41*

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

SHOWER ROOM

Walk in double shower cubicle with glass screen sliding door. Pedestal hand wash basin and low level wc. Tiled to walls and floor. radiator and light point.

OUTSIDE

To the front of the property is a garden with area laid to lawn. To the rear of the property is a pleasant sized enclosed family garden with patio and area laid to lawn.

