



- TWO BEDROOMED
- POPULAR LOCATION
- KITCHEN DINER
- GENEROUS BEDROOMS
- DRIVEWAY
- LEASEHOLD 961 YRS REMAIN

- SEMI DETACHED
- FAMILY LOUNGE
- MODERN SHOWER ROOM
- FRONT & REAR GARDENS
- uPVC DG & GCH
- COUNCIL TAX B



Property Description

****WELL PRESENTED TWO DOUBLE BEDROOMED SEMI DETACHED** POPULAR LOCATION** MODERN SHOWER ROOM** DOUBLE DRIVEWAY PARKING** FRONT AND REAR GARDENS**** Saltsman and Co Estate Agents welcome to the open market this delightful two bedroomed semi detached family home. This property has been well cared for and maintained by its current owners and is ready for any buyer to move straight into and make their own. Situated in a highly regarded residential location a short distance to local amenities, popular primary/ secondary schools and transport connections including the convenient Manchester City Centre tram links and motorway junctions. Briefly the accommodation comprises; entrance porch, lounge and kitchen diner to the ground floor. Two bedrooms and shower room to the first floor. To the front of the property is a low maintenance garden with driveway providing off road parking. To the rear of the property is a pleasant sized enclosed garden with decking 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.

PORCH

uPVC double glazed front entrance door opening into entrance hall. Cupboard housing meters, tiled floor. Door providing access to lounge.

LOUNGE 16'50 x 12'32

uPVC double glazed window to the front elevation with a radiator beneath. Feature inset fire. Radiator, laminate flooring, light and power points. Stairs providing access to all first floor accommodation and door providing access to the kitchen diner.

KITCHEN DINER 12'36 x 8'52

uPVC double glazed window to the rear elevation with sink and drainer unit beneath. Fitted with a range of wall and base units with complementary work surface over. Four ring inset hob with oven beneath and extractor above. Space for fridge freezer and plumbing for washing machine. Tiled to splash back and tiled to floor. Radiator, light and power points. uPVC double glazed door providing access to the rear garden.

LANDING

Access to bedrooms and shower room. Radiator, light and power points. Loft hatch to boarded loft space, providing additional storage.

BEDROOM ONE 12'37 x 9'15

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

BEDROOM TWO 12'29 x 9'03

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

SHOWER ROOM

Modern shower room with double walk in glass screened shower cubicle, low level wc and hand wash unit. Fully tiled to walls and floor. Wall mounted heated towel rail and spot lights to ceiling.

OUTSIDE

To the front of the property is a low maintenance front garden with a driveway to the side providing off road parking for two cars. To the rear of the property is a pleasant sized family garden with decking and area laid to lawn. The seller has advised that the rear garden is south west facing.

