



- THREE BEDROOMED MID TERRACE
- FITTED KITCHEN
- WELL PRESENTED THROUGHOUT
- GREAT TRANSPORT LINKS
- uPVC DG & GCH

- SEPARATE DINING ROOM
- MODERN BATHROOM
- FREEHOLD
- CELLAR CHAMBER
- VIEWING ADVISED



Property Description

****WELL PRESENTED THROUGHOUT** LARGER THAN AVERAGE** THREE BEDROOMED MID TERRACE PROPERTY** TWO RECEPTION ROOMS** FITTED KITCHEN** MODERN BATHROOM** PARKING TO FRONT AND REAR**** Saltsman and Co Estate Agents welcome to the open market this larger than average, warm and welcoming three bedroomed mid terrace property. Offering generous living accommodation throughout, this family home has been well cared for and maintained by its current owners and is ready for any buyer to drop their bags and move straight into. Perfectly located to provide easy access to local amenities, popular primary/secondary schools, and transport connections, including the Manchester City Centre tram system and Manchester M60 motorway junctions. Briefly, the accommodation comprises an entrance vestibule, lounge, inner hall with stairs to first floor accommodation, dining room, kitchen, and access to cellar to the ground floor. Three bedrooms and a family bathroom are situated on the first floor. To the front of the property is a low maintenance garden forecourt, and to the rear of the property is an enclosed yard with an access gate to large gated secure communal area. This deceptively spacious property is uPVC double glazed and warmed via gas central heating. Internal viewing is essential to fully appreciate the high standard and generous living accommodations contained within.

ENTRANCE VESTIBULE

uPVC double glazed front entrance door opening into entrance vestibule. Coat hanging space. Laminate flooring, door to lounge.

LOUNGE *13'90 into recess x 12'23*

uPVC double glazed window to the front elevation. Feature inset gas fire with attractive surround and hearth. Radiator, laminate flooring, light and power points. Door to inner hall.

INNER HALL

Laminate flooring, stairs to first floor accommodation and door to dining room.

DINING ROOM *13'86 into recess x 10'05*

Feature log burner fire inset into chimney breast. Wall mounted boiler. Radiator, laminate flooring, light and power points. Double glass panel doors providing access to kitchen.

KITCHEN *13'31 max point x 11'69*

L-Shaped kitchen. uPVC double glazed window to the rear and uPVC double glazed ceiling window. Stainless steel sink and drainer unit with plumbing beneath for washing machine. Fitted with a comprehensive range of wall and base units with work surface over. Breakfast bar. Space for a standing fridge freezer. Tiled to splash back areas and tiled to floor. Light and power points. Access to the rear yard.

FRONT CELLAR *13'66 x 12'33*

Front cellar chamber. Gas and electric meters. Light and power points.

REAR CELLAR

Rear cellar chamber.

LANDING

Access to bedrooms and bathroom. Loft hatch with pull-down ladder providing access to part-boarded loft with Velux window providing additional storage.

BEDROOM ONE *12'73 x 12'07*

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

BEDROOM TWO *10'96 into recess x 9'92*

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

BEDROOM THREE *12'14 x 5'11*

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

BATHROOM *6'98 x 5'15*

P-shaped panel bath with wall mounted mixer tap shower, low level wc and inset feature handwash unit with storage drawers below and fitted cupboards. Feature spotlight mirror. Fully tiled to walls and floor. Spot lights to ceiling and extractor fan.

OUTSIDE

To the front of the property is a small garden forecourt. To the rear of the property is an enclosed yard with access gate to large secure gated communal area.

