



- FULLY REFURBISHED
- SEMI DETACHED
- DRIVEWAY & ELKECTRIC CHARGE POINT
- COUNCIL TAX BAND A
- FRONT & REAR GARDENS
- CLOSE TO TRANSPORT LINKS

- THREE BEDROOMED
- NO VENDOR CHAIN
- LEASEHOLD - 910 YEARS REMAIN
- UTILITY AREA
- POPULAR LOCATION
- uPVC DG & GCH



Property Description

****FULLY REFURBISHED**THREE BEDROOMED SEMI DETACHED** NO VENDOR CHAIN** UTILITY AREA** FRONT AND REAR GARDENS** DRIVEWAY PARKING WITH ELECTRIC CAR CHARGE POINT** READY TO MOVE STRAIGHT INTO**** Saltsman and Co Estate Agents welcome to the open market this immaculate three bedroomed semi detached family home for sale with no vendor chain. This family home is located in a prime location on a quiet cul-de-sac with easy access to local amenities, popular schools, and transport connections, including the convenient Manchester City Centre Metro Link and Manchester motorway connections. This property has been fully refurbished to a high standard by its current owner and is ready for any buyer to drop their bags and move straight into. Briefly, the accommodation comprises; entrance hall, lounge, kitchen and utility area to the ground floor. Three bedrooms and bathroom to the first floor. To the front of the property is a low maintenance garden with driveway providing off road parking for two cars and an electric car charging point. To the rear of the property is an enclosed family 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 high standard and living accommodation contained within this delightful welcoming family home.

ENTRANCE HALL 4'03 x 3'58

Double glazed composite front entrance door opening into welcoming entrance hall. Modern radiator, light and power points. Stairs to first floor accommodation and door providing access to lounge.

LOUNGE 16'73 x 12'04

uPVC double glazed bay window to the front elevation with modern radiator beneath. Feature tv wall. Cupboard housing new electric meter. Tv, light and power points.

KITCHEN 15'19 x 7'36

uPVC double glazed window to the rear elevation with double sink and drainer with instant hot water tap. Fitted with a modern range of wall and base units with complementary worksurface with inset four-ring halogen hob with protected splash back and extractor above. Integrated slim line dishwasher, integrated double oven, integrated microwave and integrated fridge freezer. Protected to splash back areas. uPVC double glazed window to the side elevation, light and power points. Doorway to utility area.

UTILITY 5'94 x 3'16

uPVC double glazed door providing access to the side and rear garden. Worksurface with washing machine below. Light and power points.

LANDING 7'33 x 6'14

uPVC double glazed window to the side elevation. Access to bedrooms and bathroom. Loft hatch.

BEDROOM ONE 12'13 x 8'84

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

BEDROOM TWO 12'05 x 8'78

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

BEDROOM THREE 6'52 x 6'15

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

BATHROOM 7'28 x 5'57

Modern family bathroom with uPVC double glazed window to the rear elevation. P-shaped bath with wall mounted rain fall shower and glass screen divide, floating wc and hand wash vanity unit. Protected to walls, wall mounted heated towel rail, extractor fan and spot lights to ceiling.

OUTSIDE

To the front of the property is a low maintenance garden providing off road parking for two cars and an electric car charging point. To the rear of the property is an enclosed family sized garden with patio and area laid to lawn.

