



- THREE BEDROOMED
- IMMACULATE THROUGHOUT
- CONSERVATORY
- CLOSE TO TRANSPORT LINKS
- DRIVEWAY PARKING
- FREEHOLD

- NO VENDOR CHAIN
- COUNCIL TAX A
- DOWNSTAIRS WC
- CLOSE TO SCHOOLS
- LARGE REAR GARDEN
- uPVC DG & GCH



## Property Description

**\*\* FIRST TIME BUYERS DO NOT MISS OUT \*\* THREE BEDROOMS \*\* DOWNSTAIRS WC \*\* NEW CONSERVATORY\*\* FULLY RE PLASTERED AND SKIMMED THROUGHOUT\*\* NEW GUTTERING AND SOFFITS\*\* NEW RADIATORS THROUGHOUT\*\* NEW uPVC DOUBLE GLAZED REAR WINDOWS\*\* FULLY RE WIRED WITH ELECTRICAL CERTIFICATE IN PLACE \*\* NEW FLOORING AND CARPETS\*\*** Saltsman and Co Estate Agents welcome to the open market this immaculate three bedroomed family home for sale with no vendor chain. This property is perfectly located to provide easy access to local amenities, the new Co - Op Live Arena, popular schools, and transport connections including the Manchester City Centre Metro link and motorway connections. This much loved family home has been well cared for and maintained by its current owners and is ready for any buyer to move straight into, making it an ideal purchase for any first time buyer or investor looking to expand their current property portfolio. Briefly, the accommodation comprises: entrance hall, lounge, kitchen, and wc to the ground floor. Three bedrooms and modern bathroom to the first floor. To the front of the property is a low maintenance garden and driveway for off road parking. To the rear of the property is a lovely family sized garden with an area laid to lawn and a large patio area.

### **ENTRANCE HALL** 4'40 x 4'27

uPVC double glazed front entrance door opening into the entrance hall. Electric meter cupboard. Stairs providing access to all first floor accommodation. Access to ground floor accommodation.

### **LOUNGE**

uPVC double glazed sliding patio door providing access to conservatory. Feature gas fire with attractive surround and hearth. Radiator, laminate flooring, light, and power points.

### **CONSERVATORY** 9'43 x 9'10

uPVC double glazed construction. Laminate floor. uPVC double glazed door providing access to the rear garden.

### **KITCHEN** 13'74 x 7'94

uPVC double glazed window to the rear elevation with double stainless steel sink and drainer beneath. Fitted with a comprehensive range of wall and base units with complementary worksurface with an inset electric hob with oven/ grill below. Matching breakfast bar. Integrated fridge freezer, washing machine and dryer. Tiled to splash back areas, light and power points. Door to rear hall.

### **REAR HALL**

uPVC double glazed door providing access to the rear garden. Cupboard housing boiler and door providing access to downstairs wc.

### **DOWNSTAIRS WC** 4'26 x 2'13

uPVC double glazed window. Low level wc.

### **LANDING** 7'00 x 5'39

uPVC double glazed window. Access to bedrooms and bathroom. Light and power points.

### **BEDROOM ONE** 13'10 x 10'22

uPVC double glazed window with radiator beneath. laminate flooring, light and power points.

### **BEDROOM TWO** 12'26 x 11'69

uPVC double glazed window with radiator beneath. Light and power points.

### **BEDROOM THREE** 8'67 x 7'43

uPVC double glazed window. Light and power points.

### **BATHROOM** 5'83 x 5'27

uPVC double glazed window. Modern bathroom suite comprising: panel bath with wall mounted mixer tap shower, hand wash vanity unit and low level wc. Tiled to walls, radiator and light point.

### **OUTSIDE**

To the front of the property is a low maintenance garden with areas laid to lawn and driveway providing off road parking. To the rear of the property is a lovely sized enclosed family garden with patio and area laid to lawn.



