



- THREE BEDROOMS
- DOWNSTAIRS WC
- GOOD SIZE BEDROOMS
- FAMILY BATHROOM
- DG & GCH

- MODERN DECOR
- FULLY FITTED KITCHEN
- EASY REACH TO TRANSPORT LINKS
- NO VENDOR CHAIN
- INTERNAL VIEWING ADVISED



## Property Description

**\*\* FIRST TIME BUYERS / FAMILY BUYERS \*\* THREE BEDROOMED MODERN TERRACE \*\* OFF ROAD PARKING \*\* NO VENDOR CHAIN \*\*** Saltsman and Co Estate Agents welcome to the open market this well presented three bedroomed property for sale with no vendor chain. This property has been well cared for and maintained by its current owner and is ready for any buyer to move straight into, making it an attractive purchase for a wide range of buyers. Briefly, the accommodation comprises: entrance hall, downstairs wc, spacious family lounge, and fitted kitchen to the ground floor. Three bedrooms and family bathroom to the first floor. To the front of the property is a low maintenance garden. To the rear of the property is an enclosed garden and allocated off road parking space. This property is perfectly located to provide easy access to local amenities, popular schools and transport connections, including the convenient Hollinwood Metro link station and Manchester M60 Motorway. This family home 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

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

### LOUNGE 15'0 x 13'9

uPVC double glazed window. Radiator, light, and power points. uPVC double glazed patio doors providing access to the rear garden.

### KITCHEN 11'0 x 8'0

uPVC double glazed window with sink and drainer beneath. Fitted with a range of wall and base units with complementary worksurface over with inset four ring gas hob with oven beneath. Plumbing for washing machine. Tiled to splash back areas, radiator, light, and power points.

### DOWNSTAIRS WC 6'6 x 3'0

Low level wc and handwash basin. Tiled to splash back and light point.

### LANDING

Access to bedrooms and bathroom. Loft hatch. Light and power points.

### BEDROOM ONE 15'1 x 8'0

uPVC double-glazed window, radiator, light, and power points.

### BEDROOM TWO 11'0 x 8'6

uPVC double-glazed window, radiator, light, and power points.

### BEDROOM THREE 7'4 x 6'2

uPVC double-glazed window, radiator, light, and power points.

### BATHROOM 7'9 x 5'10

uPVC double glazed window. Oanle bath, enclosed shower cubicle, low level wc and hand wash. Tiled to splash back areas. Radiator and light point.

### OUTSIDE

To the front of the property is a low maintenance garden. To the rear of the property is an enclosed garden and allocated parking.





