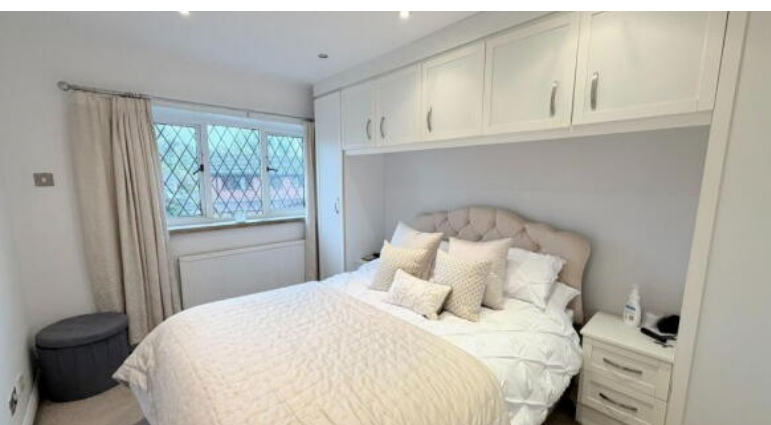




**Saltzman & Co**  
Estate Agents

**£225,000**

10 Clockhouse Mews, Greenside Lane, Manchester,  
Lancashire, M43 7QH



- THREE BEDROOMED
- LARGE LOUNGE
- FOUR PIECE FAMILY BATHROOM
- SECURE GATED PARKING
- LEASEHOLD - 958 YEARS REMAIN
- DG & GCH

- COTTAGE STYLE FAMILY HOME
- SPACIOUS KITCHEN DINER
- TUCKED AWAY YET CLOSE TO AMENITIES
- COUNCIL TAX B
- FANTASTIC FIRST TIME BUYER OPPORTUNITY
- EARLY VIEWING STRONGLY ADVISED





## Property Description

**\*\*FANTASTIC FIRST TIME BUYER OPPORTUNITY \*\* THREE BEDROOM COTTAGE \*\* FOUR PIECE FAMILY BATHROOM \*\***

Saltsman & Co Estate Agents are delighted to bring to market this charming three-bedroom cottage-style home, perfectly suited for first-time buyers or young families. Lovingly maintained by its current owner, the property is ready to move straight into, offering a warm and welcoming atmosphere throughout.

Tucked away in a sought-after residential location, the ground floor features a handy porch, a spacious family lounge, and a modern dining kitchen ideal for everyday living and entertaining. Upstairs, there are three well-proportioned bedrooms and a four-piece family bathroom.

Outside, the front garden is low maintenance with lawn and attractive shrub borders, while the rear offers secure gated parking for two cars and a rear paved garden enclosed by a low level fence. The home benefits from double glazing and gas central heating, ensuring comfort and efficiency.

Conveniently positioned close to local amenities, excellent transport links including the Manchester City Centre Metrolink, and highly regarded primary and secondary schools, this property combines character with practicality—making it an ideal starter home in a peaceful setting. Internal viewing is stringly advised to fully appriciate the living accommodation contained within.

### PORCH

uPVC double glazed front entrance door opening into welcoming entrance porch. uPVC double glazed window to the side elevation. Cupboard housing meter, radiator, and laminate flooring. Door providing access to lounge.

### LOUNGE 15'67 x 14'98

uPVC double glazed window to the front elevation with radiator beneath. Feature dual fuel log burner fire. Stairs providing access to first floor accommodation. Laminate flooring, spot lights to ceiling, and power points. Door providing access to kitchen diner.

### KITCHEN DINER 15'74 x 11'85

uPVC double glazed window to the rear elevation with sink and drainer beneath with mixer tap. Fitted with a range of wall and base units with complementary worksurface over. Space for arga style gas cooker with extractor fan above, space for an American-style fridge freezer, and plumbing for washing machine. Cupboard housing boiler. Tiled to splash back area and slate tiled floor. Radiator, spot lights to ceiling, and power points. uPVC double glazed patio doors providing access to rear garden.

### LANDING

Access to bedrooms and family bathroom. Spot lights to ceiling.

### BEDROOM ONE 11'80 x 8'02

Double glazed window to the front elevation with radiator beneath. Useful built in wardrobes. Spot lights to ceiling and power points.

### BEDROOM TWO 11'93 x 8'99

Double glazed window to the rear with radiator beneath. Fitted wardrobes with matching top cupboards and bedside drawers. Spot lights to ceiling, and power points.

### BEDROOM THREE 8'79 x 7'28

Double glazed window to the front elevation with radiator beneath. Spot lights to ceiling, and power points.

### BATHROOM 8'78 max point x 6'30

Double glazed window to the rear elevation. Panel bath, pedestal hand wash basin, low level wc and enclosed walk in glass screen shower cubicle with wall mounted shower. Tiled to walls and tiled to floor. Wall mounted heated chrome towel rail and spot lights to ceiling.

### OUTSIDE

Outside, the front garden is low maintenance with lawn and attractive shrub borders, while the rear offers secure gated parking for two cars and a rear paved garden enclosed by a low level fence



