



## Largs Walk, Manchester, M23

Asking Price

**£199,995**

Three Double Bedroom Semi Detached Family Home

Off Road Parking for Several Vehicles

Would suit First Time Buyer or Investor

No Chain Vendor

Walking Distance to Wythenshawe Hospital and Metro Tram Stop

Spacious Property

Bergins Estate Agents are delighted to offer this NO CHAIN three bedroom end terraced family home. The property benefits from three double bedrooms, a large lounge, good sized kitchen and has off road parking for 2/3 vehicles. not only would this make a fabulous family home its location close to Wythenshawe Hospital and Metrolink Tram Stop also makes it a good long term investment property. With cosmetic work required. These properties do not stay on the market long so early viewing is highly recommended.



## Ground Floor

### Entrance Hall

With wood laminate to floor, radiator, under stair storage cupboard and meter cupboard



### Living Room

20'7" x 10'9"

Large living room with two uPVC double glazed windows to front and patio doors to the rear aspect giving plenty of natural light, radiator, gas fire, ample space for lounge furniture.



### Kitchen

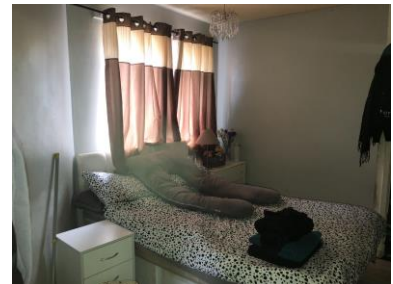
11'11" x 9'4"

Ample base and eye level units with complimentary work surface and tiled splash backs, wood laminate to floor, uPVC double glazed window to the front aspect.

### Utility Room

8'2" x 5'2"

Ideal for storage of white goods, one and half stainless steel sink, wall hung combi boiler, uPVC double glazed window to the rear aspect.



## First Floor

### Bedroom One

10'9" x 8'7"

First double bedroom with carpet to floor, uPVC double glazed window to the front aspect, radiator, ample space for double bed and free standing bedroom furniture.



### Bedroom Two

11'4" x 10'11"

Second double bedroom with carpet to floor, uPVC double glazed window to the rear aspect, radiator, ample space for double bed and free standing bedroom furniture.

### Bedroom Three

13'11" x 9'10"

Third double bedroom, uPVC double glazed window to the front aspect, radiator, ample space for double bed and free standing bedroom furniture.



### Family Bathroom

Three piece bathroom suite with panel bath and electric shower over, pedestal hand wash basin, low level WC, uPVC double glazed window to the rear aspect.

## Outside

With off road parking to the side of the property for several vehicles, lawn to the front garden with mature hedgerow to the borders with a decorative wrought iron gate for access. The rear garden is mainly stone chipped for ease of

maintenance bordered by wood panel fencing.

**Disclaimer**

Disclaimer: These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves

