



## Robinsbay Road, Manchester, M22

Asking Price

**£280,000**

Four Bedroom Family Home

Off Road Parking

Separate Garage

Superb Location Close by to Manchester Airport, Shops and Schools

Walking Distance to the Metrolink

Spacious Interior Throughout

Large Gardens to all Sides

Superb Family Home

No Chain Vendor

Delighted to offer for sale this remarkable four bedroom family home located in the much sought after area of Moss Nook, Manchester. This incredibly spacious end terraced property is generously sized, offering great space for families of all sizes. It's priced at an asking price of £280,000. From its spacious interior to the large gardens, this property oozes potential.



This residence boasts an impressive four bedrooms, fitted with all modern conveniences. With two bathrooms, and two wonderfully lit, generously sized reception rooms offer ample room to entertain or unwind.



The exterior of the property is bound to catch your attention too. A dedicated off-road parking space reduces the hassle of finding secure parking. Those with a keen eye for gardening will appreciate the sprawling gardens enveloping the property from all sides. A separate garage delivers extra convenience for storage or vehicle security.

Positioned in an unbeatable location, this substantial family home is close to Manchester Airport, making it ideal for frequent travellers. Convenience is at your doorstep with an array of shops, schools and essential amenities just a short stroll away. In particular, it is within walking distance to the Metrolink, ensuring easy and quick transportation to other parts of the city.



Offered for sale with no chain involved, – this property affords you the freedom to move at your own pace, without the pressure of a long chain. For investors, the location presents high rental prospects, while homeowners will enjoy the tranquillity and convenience of this superb location. With all these benefits, this property on Robinsbay Road is primed for a family looking for a place to call home. Book a viewing today to experience firsthand what this family home has to offer.



## Ground floor

### Entrance Hall

With carpet to floor and access to all ground floor rooms.

### Living Room

3.9m (12' 10") x 3.4m (11' 2")

Carpet to floor, Radiator, Upvc Double glazed Bay window over looking the rear garden and a small Upvc double glazed to the front aspect. Electric coal effect fire, ample space for free standing lounge furniture.



### Dining room

3.5m (11' 6") x 3m (9' 10")

Versatile reception room that could be used as a separate dining room or 5th Bedroom, carpet to floor, radiator, Upvc Double glazed window.



### Dining Kitchen

9' (2m 74cm) 5" x 9' (2m 74cm) 4"

Kitchen with four ring gas hob and electric oven, range of wall and Base units, Upvc Double glazed window, radiator, carpet tiled flooring, stainless sink unit.

### Utility Room

9' (2m 74cm) 3" x 5' (1m 52cm) 5"

Ideal Utility area with washing machine and tumble dryer, Belfast sink, Ideal floor standing boiler, meter cupboards, window and door to the rear patio area.

### **Downstairs WC**

With vinyl to floor, low level WC.

### **First Floor**

#### **Bedroom One**

3.9m (12' 10") X 3.4m (11' 2")

First Double Bedroom with Carpet to floor, Radiator, two Upvc Double glazed windows giving plenty of natural light, ample space for double bed and free standing furniture



#### **Bedroom Two**

3.9m (12' 10") x 3m (9' 10")

Second Double Bedroom with Carpet to floor, Radiator, Upvc Double glazed window to the rear aspect, ample space for double bed and free standing furniture.



#### **Bedroom Three**

Third Double Bedroom with Carpet to floor, Radiator, Upvc Double glazed window to the front aspect, ample space for double bed and free standing furniture



#### **Bedroom Four**

3.1m (10' 2") x 2.4m (7' 10")

Large single bedroom with Carpet to floor, Radiator, Upvc Double glazed window



### **Family Bathroom**

Upvc Double glazed window, Low level WC, wash basin, Panel Bath, vinyl flooring.

### **Outside**

To the front is off road parking accessed through wrought iron gates and lawn to both sides bordered by mature shrubbery. The rear garden has a large paved patio area with a small lawn to the rear with mature shrubbery and wood panel fencing to the borders.



### **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



