



## Ditton Walk, Baguley, M23

Asking Price

**£255,000**

Three Bedroom Semi Detached Family Home

Superb Front and Rear Gardens

Excellent Commuter Links

Energy Rating C EPC

Off Road Parking for Several Vehicles

Walking Distance to Metrolink and Wythenshawe Hospital

Ready to Move Into Property

Bergins Estate Agents are proud to bring to the market this exceptional family home set back on an expansive plot. If you are looking for a property close to the Metrolink and Wythenshawe Hospital giving great access to Manchester and the airport then look no further. Also boasting excellent access to the motorway network. This three bedroom family home has a modern three piece bathroom suite and contemporary dining kitchen. The accommodation comprises of; entrance hall, lounge, dining kitchen, three bedrooms and family bathroom. The property is double glazed and has gas central heating. Early viewing is advised for this special home.

## Ground Floor

### Entrance Hall

Door to the front and lounge, stairs to the first floor and double glazed window to the side.

### Living Room

*Lounge 4.35m x 3.06m (14'3 x 10')*

Double glazed window to the front, ceiling light, radiator, laminate flooring and a feature fire place.

### Dining Kitchen

*Kitchen Diner 6.44m x 3.12m (21'2 x 10'3)*

Fitted is a contemporary range of wall and base units with marble work top over, incorporating a single sink with drainer unit and mixer tap, five ring gas hob with oven with modern extractor fan over. There is ample room for appliances including a fridge freezer and washing machine. Double glazed window and French door to the rear, ceiling lights, radiator, laminate flooring.

## First Floor

### Bedroom One

*Master bedroom 3.44 x 3.12 (11'3 x 10'3)*

Double glazed window to the front aspect, ceiling light, radiator, carpet to floor and fitted mirrored wardrobes.

### Bedroom Two

*Bedroom two 3.93m x 2.63m (12'11 x 8'8)*

Double glazed window to the rear, ceiling light, carpet to floor and radiator.

### Bedroom Three

*Bedroom three 2.1m x 2.19m (6'11 x 7'2) L-Shape*

Double glazed window to the front, ceiling light, radiator and storage cupboard.

### Family Bathroom

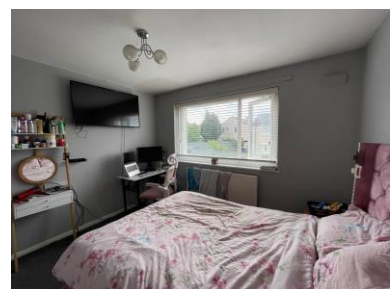
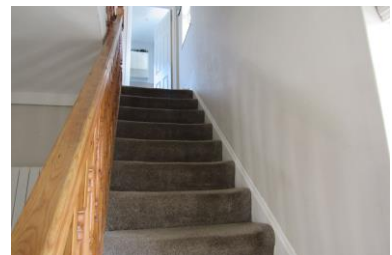
Fitted is a modern three piece suite comprising of; low level WC, wash hand basin and bath with mixer shower over. Splash back tiling, double glazed window to the rear, ceiling light.

## Outside

Path leading to the front door with a recent newly laid turfed lawn to one side and a superb elevated patio to the other with new wooden panel fencing. Beyond the patio is a driveway for several vehicles with a paved rear garden.

## 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

