



 **3**
Bedrooms

 **2**
Bathrooms



Offered to the market with no onward chain. C & R City are pleased to bring to the market this spacious and newly renovated three bedroom semi detached house situated in the popular Cheetwood area, M8. Close to Manchester City Centre, transport links and schools, the location of this property is excellent. The property comprises of a vestibule, newly fitted downstairs WC, lounge, impressive and newly renovated open plan kitchen/dining area to the ground floor. On the first floor; two spacious double bedrooms, a single bedroom and a newly fitted shower room.

The property is double glazed throughout, and benefits from a driveway to the side and a spacious garden to the rear. Situated on the Manor Park Bellways Development offering a high standard of living at a fraction of the city centre prices. A must-see property as it has been renovated to a high standard throughout!! Call our City Office today to arrange your viewing, before it is too late!

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Lounge 4.55m x 4.02m (14' 11" x 13' 2")

Newly installed oak door, new light grey carpet, new radiator, new light points & led lights, double glazed window to front aspect.

Dining Kitchen 2.90m x 4.50m (9' 6" x 14' 9")

Newly fitted kitchen with a range of fitted base and wall units, integral double oven, integral five ring gas hob with extractor over, sink unit with mixer tap, space for american style fridge freezer, newly tiled floor, new oak door, led lighting, double glazed window to rear aspect, french doors to rear garden.

Downstairs WC 1.74m x 0.98m (5' 9" x 3' 3")

Downstairs WC comprising of wash hand basin, squat toilet, newly tiled floor and ceiling, new oak door, double glazed window to front aspect.

Master Bedroom 2.55m x 3.68m (8' 4" x 12' 1")

Light grey carpet, built in wardrobe, new ceiling light point, double glazed window to front aspect.

Bedroom Two 2.56m x 3.23m (8' 5" x 10' 7")

Light grey carpet, built in wardrobe, new ceiling light point, double glazed window to rear aspect.

Bedroom Three 1.98m x 2.16m (6' 6" x 7' 1")

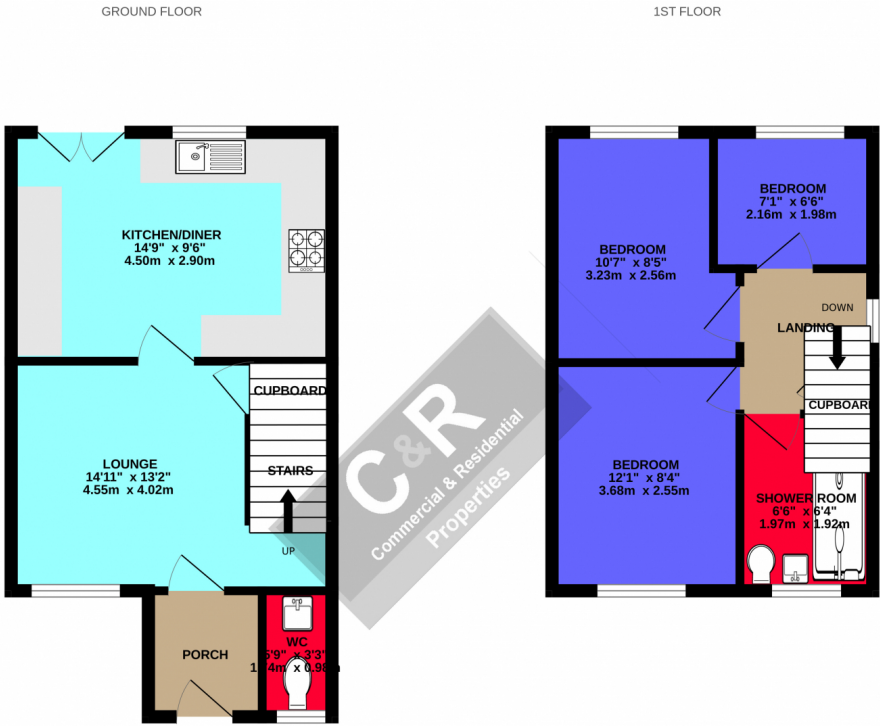
Light grey carpet, new ceiling light point, double glazed window to rear aspect.

Shower Room 1.97m x 1.92m (6' 6" x 6' 4")

Fitted with a new bathroom suite comprising walk in shower attachments over, wash hand basin, low level WC, new towel radiator, newly tiled floor and ceiling. Double glazed window to front aspect.

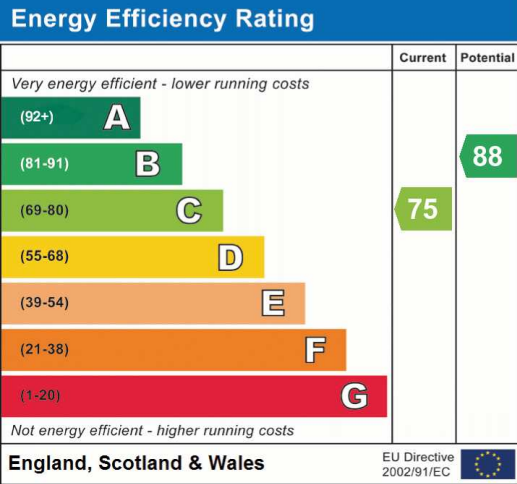
External

Newly paved front yard, spacious part paved part lawn rear garden, driveway parking.



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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