



**HILLS**

LARGE REAR SUN DRENCHED GARDEN, TWO RECEPTION ROOMS and a STUNNING EXTENDED KITCHEN. Not to be missed is this FANTASTIC THREE BEDROOM semi-detached home that is located close to the Trafford Centre, the METRO-LINK into MEDIA CITY, SALFORD QUAYS and MANCHESTER. This spacious home comes highly recommended for viewing and comes complete with; a welcoming entrance hallway, lounge, separate dining room and the stunning fitted kitchen, the kitchen is complete with sky light windows and French doors opening onto the superb rear garden. There are three bedrooms and a three piece bathroom to the 1st floor. Fully double glazed and gas central heated. Externally the property sits in a large plot with well-maintained front garden and a large SUN DRENCHED REAR GARDEN with patio area. Early viewing is highly advised, call the office to arrange your viewing today!

Peel Green Road  
Manchester, M30 7BA

**Offers in Excess of  
£240,000**

**0161 7074900**  
sales@hills.agency



**Hall**

Ceiling light point, Wall mounted radiator and carpeted floor.

**Lounge 11' 2" x 15' 0" (3.391m x 4.560m)**

Double glazed window to the front, ceiling light point, wall mounted radiator and carpeted floor.

**Dining Room 11' 1" x 12' 10" (3.377m x 3.922m)**

Double glazed window to the rear, wall mounted radiator and carpeted floor.

**Kitchen 23' 0" x 8' 9" (7.023m x 2.669m)**

Fitted with a range of wall and base units, with complimentary work surfaces and an integral sink and drainer. With range cooker and inset light points, double glazed windows to the rear. Finished cumbrian slate floor tiles

**Landing**

Ceiling light point and access to all rooms

**Bedroom One 11' 10" x 14' 0" (3.609m x 4.259m)**

Double glazed windows to the front, ceiling light point, wall mounted radiator. finished with fitted wardrobes and carpeted floor.

**Bedroom Two 9' 4" x 12' 11" (2.846m x 3.929m)**

Double glazed window to the rear, ceiling light point, wall mounted radiator, fitted wardrobes and laminate floor.

**Bedroom Three 8' 11" x 7' 9" (2.727m x 2.368m)**

Double glazed windows to the rear, ceiling light point, wall mounted radiator, fitted wardrobes and carpeted floor.

**Bathroom 5' 6" x 5' 11" (1.665m x 1.804m)**

Fitted with a modern three piece bathroom suit including panelled bath with an over, low level W.C and a hand wash basin. Double glazed window to the front and inset lighting. Finished with tiled floor.

**Externally**

Externally the property sits in a large plot with well-maintained front garden and a large SUN DRENCHED REAR GARDEN complete with a patio area



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.









