

\*\* STUNNING 3 BEDROOM TERRACED HOME - EXTENDED TO REAR \*\* FIRST TO SEE WILL BUY! Look at this IMMACULATE property which comes with SO MUCH TO OFFER including a HUGE REAR SOUTH FACING GARDEN!!! To the ground floor, there is an entrance vestibule, GOOD SIZED RECEPTION ROOM, LARGE MODERN FITTED KITCHEN and BATHROOM/WETROOM! To the first floor, there is are 2 DOUBLE BEDROOMS, further single bedroom and BEAUTIFUL TILED BATHROOM. Externally there is a HUGE REAR GARDEN which is south facing so benefits from the sun ALL DAY! Located close by to amenities and transport links this could be the perfect home for you! Call today to book a viewing on 0161 707 4900!

Chaddock Lane Worsley, M28 1DE

Monthly Rental Of £1,100

0161 7074900 info@hillsresidential.co.uk

Lounge 13' 2" x 14' 0" (4.01m x 4.26m)

Double glazed window to the front, ceiling light point, wall-mounted radiators, laminate flooring and vestibule.

**Kitchen/Diner** 14' 1" x 11' 7" (4.29m x 3.53m)

Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Four ring gas hob and electric oven, ceiling light point and partially tiled walls. Double glazed window to the rear and wall-mounted radiator.

Wet Room 4' 7" x 7' 3" (1.40m x 2.21m)

Double glazed window to the side, ceiling light point and wall-mounted radiator. Low level WC, pedestal hand wash basin and electric shower.

**Bedroom One** 14' 1" x 11' 8" (4.29m x 3.55m)

Double glazed window to the rear, ceiling light point, wall-mounted radiator and carpeted floors.

Bedroom Two 8'0" x 10'0" (2.44m x 3.05m) Double glazed window to the front, ceiling light point, wall-mounted radiator and carpeted floors.

Bedroom Three 5'8" x 9'9" (1.73m x 2.97m) Double glazed window to the front, ceiling light point, wall-mounted radiator and carpeted floors.

**Family Bathroom** 6' 1" x 10' 6" (1.85m x 3.20m)

Fitted three piece suite comprising of low level WC, pedestal hand wash basin and double shower. Chrome heated towel rail, five ceiling spotlights, partially tiled walls and tiled flooring.

## **First Floor Landing**

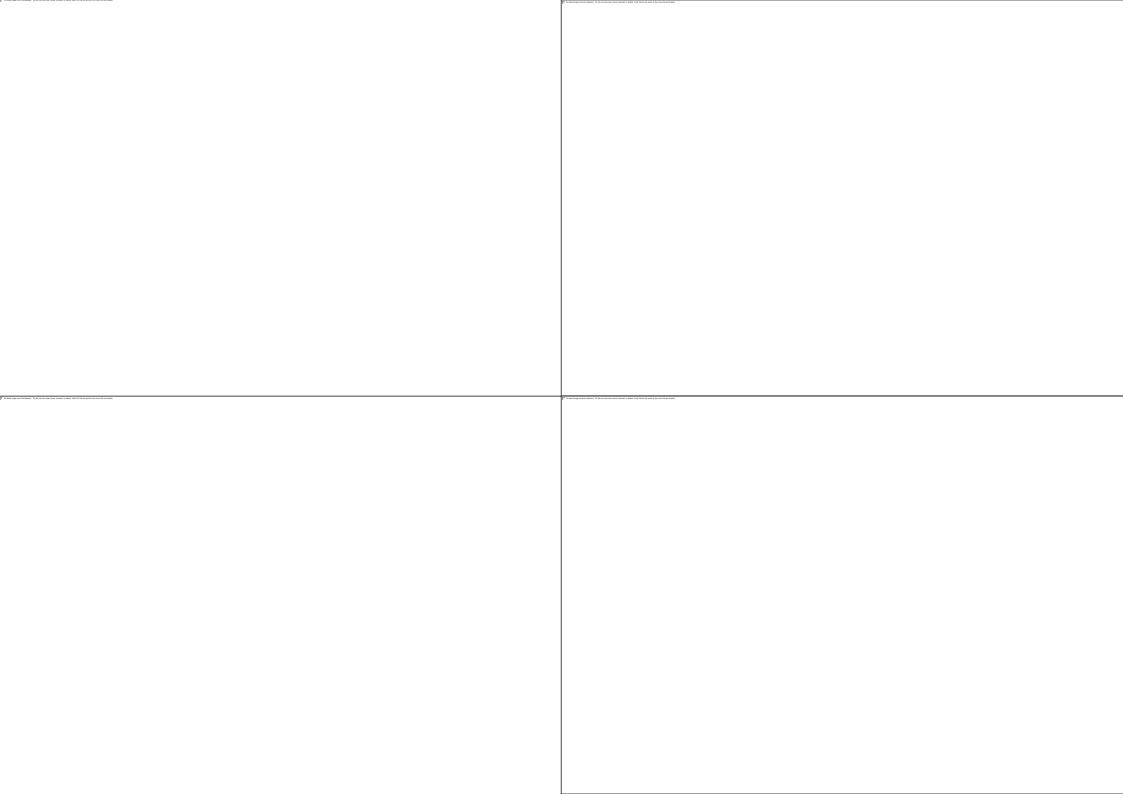
Ceiling light point, wall-mounted radiator, loft access and carpeted floors.

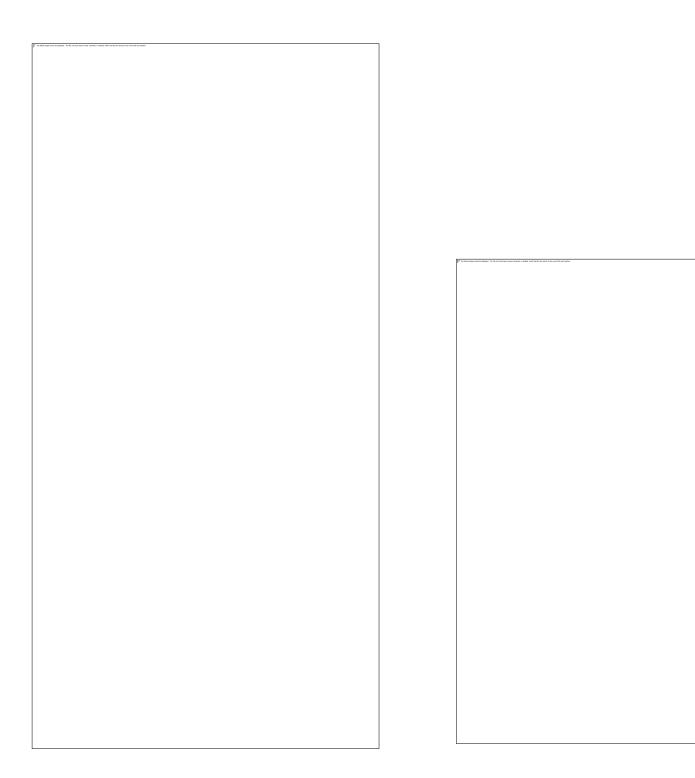
## **Externally**

At the rear, paved, gravel garden and access to an alleyway.

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

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.





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