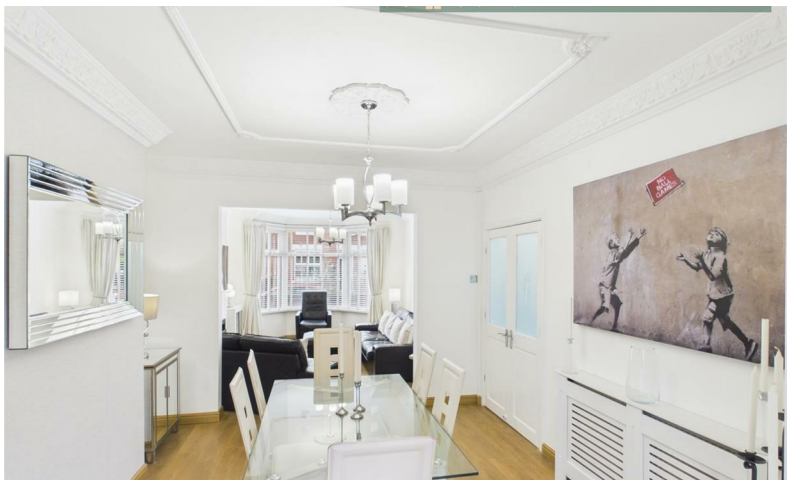




MCDERMOTT & CO
THE PROPERTY AGENTS



£345,000 Offers Over

7 Ingham Street, Clayton Bridge, Manchester, M40 1GW

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McDermott & Co are proud to present this beautifully presented three/four-bedroom semi-detached family home, occupying a highly sought-after position on Ingham Street within the desirable Clayton Bridge Conservation Area.

Offering approximately 1,145 sq ft of spacious accommodation, this charming home seamlessly combines character with modern living. Beautifully maintained throughout, the property benefits from generous room sizes, stylish décor and a fantastic layout perfectly suited to modern family life.

The accommodation briefly comprises a welcoming entrance hallway, spacious lounge, separate dining room, modern fitted kitchen, bright sun room, versatile snug/bar or even a fourth bedroom area, three well-proportioned bedrooms and a contemporary family bathroom. Flooded with natural light throughout, the home offers a wonderful balance of living and entertaining space.

Hallway

11'0 x 7'2 (3.35m x 2.18m)
An impressive entrance hallway leading from the porch, beautifully presented and retaining a wealth of character features. Flooded with natural light from the decorative glazed entrance door and side panels, the space creates an excellent first impression of the home.

Benefiting from wood-effect flooring, fitted carpeting to the staircase, feature ceiling lighting, decorative coving and neutral décor throughout, the hallway enjoys a bright and spacious feel. The staircase rises to the first floor, whilst doors provide access to the ground floor accommodation.

Lounge

26'10 x 11'10 (8.18m x 3.61m)
A bright and spacious lounge, beautifully presented and full of character. Benefiting from a bay window with plantation shutters, decorative ceiling coving, ceiling rose, feature lighting and wood-effect flooring.

A contemporary wall-mounted fire provides a focal point, whilst the generous proportions offer ample space for a range of seating arrangements. Open access leads through to the dining room, making it ideal for both everyday living and entertaining

Dining Room

A bright and spacious dining room benefitting from wood-effect flooring, feature lighting and decorative ceiling coving.

Offering ample space for a dining table and chairs, the room is ideal for family meals and entertaining. Double doors lead through to the conservatory, whilst the open-plan layout flows seamlessly into the lounge.

Sun Room

6'5 x 10'7 (1.96m x 3.23m)
A bright and versatile sun room with French doors opening onto the rear decking and garden. Benefiting from plenty of natural light, wood-effect flooring and contemporary lighting throughout.

An ideal space for relaxing, working from home or enjoying views over the garden all year round.

Kitchen

15'8 x 7'1 (4.78m x 2.16m)
A modern fitted kitchen featuring a range of high-gloss wall and base units, complemented by contrasting work surfaces, tiled splashbacks, with fitted base and under unit lighting. Integrated appliances include a dishwasher, washing machine, fridge, freezer, oven and microwave.

The room benefits from recessed spotlighting, contemporary flooring and windows to the rear and side elevations, creating a bright and airy atmosphere throughout. A side door provides convenient access outside.

Beautifully presented and finished to a high standard, this stylish kitchen offers excellent storage and workspace for everyday living.

Bar/Snug/Fourth Bedroom

16'3 x 7'10 (4.95m x 2.39m)
A versatile snug, currently used as a bar and entertainment space. Benefiting from a large window, patio doors to the rear garden, recessed spotlighting and a radiator, the room enjoys plenty of natural light throughout.

A bespoke bar area with feature slatted wall panelling creates a fantastic space for entertaining family and friends. The room could also be used as a snug, family room, games room or home office to suit individual requirements.

Stairs & Landing

7'3 x 3'11 (2.21m x 1.19m)
A beautifully presented staircase with fitted carpeting rises to the first-floor landing. A large window to the side elevation allows plenty of natural light, creating a bright and airy space throughout.

Benefiting from decorative ceiling coving, ceiling light fitting and neutral décor, the landing provides access to all first-floor accommodation.

Bedroom One

14'0 x 10'8 (4.27m x 3.25m)
A spacious double bedroom benefiting from a large bay window to the front elevation, allowing plenty of natural light throughout. The room features fitted carpeting, recessed spotlighting and a radiator.

A particular feature is the comprehensive range of fitted wardrobes, drawers and dressing table units, providing excellent storage whilst maximising the available floor space. Offering ample room for a king-size bed and additional furnishings, this bright and well-presented bedroom is perfectly suited to modern living.

Bedroom Two

12'3 x 9'11 (3.73m x 3.02m)
A well-presented double bedroom benefiting from a window overlooking the rear garden, allowing plenty of natural light. The room features wood-effect flooring, a radiator and ceiling light fitting.

A particular feature is the extensive range of fitted wardrobes, providing excellent storage whilst maximising the available floor space.

Bedroom Three

8'5 x 7'2 (2.57m x 2.18m)
A well-presented single bedroom benefiting from a window to the front elevation, allowing plenty of natural light. The room features wood-effect flooring, a radiator and ceiling light fitting.

Ideal as a child's bedroom, nursery or home office, this versatile room offers practical accommodation and complements the family living space on offer.

Bathroom

8'4 x 7'2 (2.54m x 2.18m)
A modern family bathroom fitted with a four-piece suite comprising a panelled bath with handheld shower attachment, separate shower enclosure with rainfall shower, vanity wash hand basin and low-level WC.

The room benefits from contemporary wall tiling, tiled flooring, a heated towel radiator, recessed spotlighting and a frosted window providing natural light and ventilation. Beautifully presented throughout, this stylish bathroom offers a bright and practical space for everyday family living.

External

This attractive semi-detached home enjoys excellent kerb appeal, set behind a decorative brick boundary wall with wrought-iron railings and gates. A gated driveway to the side provides secure off-road parking, whilst the well-maintained frontage and attractive bay window enhance the character of the property.

To the rear, the property benefits from a beautifully landscaped and private garden, thoughtfully designed for low-maintenance enjoyment. A raised decked seating area provides the perfect space for outdoor dining and entertaining, complemented by artificial lawn, decorative paving and an abundance of mature planting, ornamental shrubs and established trees.

The garden enjoys a high degree of privacy and features a variety of seating areas, creating a peaceful outdoor retreat that can be enjoyed throughout the year. Beautifully maintained throughout, the outdoor space perfectly complements the quality and presentation of the accommodation on offer.

Directions

