Situated on the popular Caldecott Road, M9, this well-presented two-bedroom semi-detached property offers an excellent opportunity for first-time buyers and investors alike.

The accommodation comprises an entrance hallway leading to a spacious lounge, which opens via an attractive archway into a fitted kitchen/diner. To the first floor are two bedrooms, both benefiting from fitted furniture, together with a family bathroom.

Externally, the property enjoys a driveway to the front providing off-road parking. To the rear is a low-maintenance raised garden, with artificial grass, raised flower beds and a patio seating area, perfect for outdoor relaxation.

Further benefits include gas central heating and double glazing throughout.

The property is conveniently located within easy reach of local shops, supermarkets, schools and transport links, with excellent access to Manchester City Centre, the M60 motorway network and nearby leisure facilities. Combining comfortable accommodation with a convenient location, this property would make a lovely first home or a worthwhile addition to any investment portfolio.




CLARKE & CO.

*the property professionals*

# 109

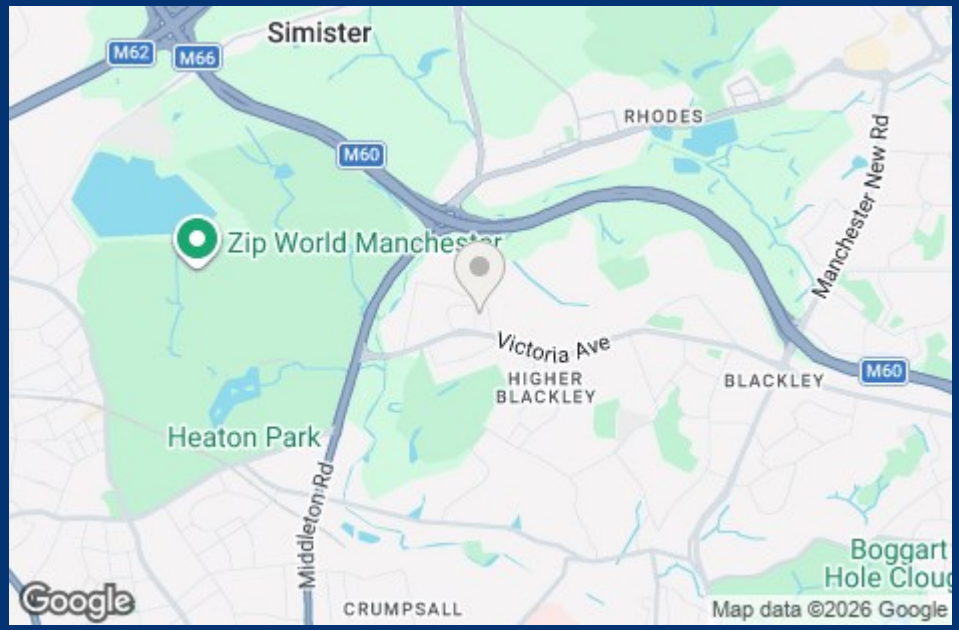
CALDECOTT ROAD, MANCHESTER, M9 0PZ





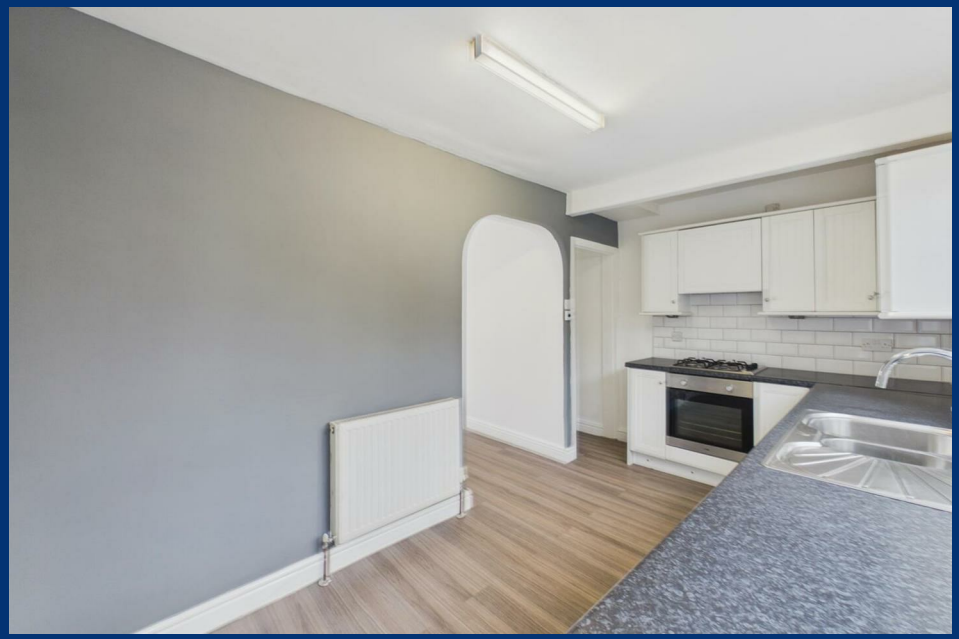





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# Accommodation and Amenities

### Hallway
Accessed via a UPVC front door. Grey wooden flooring. Storage cupboard housing the electric meter. Stairs to the first floor. Wooden and glazed door leading to the lounge.

### Lounge
Front facing uvpc double glazed window and radiator. Archway leading to kitchen area.

### Kitchen
Wide range of wall and base units in White with contrasting roll edge worktops over incorporating a one and a half stainless steel drainer sink unit with mixer taps. Integrated electric oven with four ring gas hob with extractor canopy hood over. Plumbed for automatic washer. Space for free standing fridge/freezer. Single radiator. Rear facing UPVC double glazed windows and a UPVC and glazed door to the rear. Under stair storage cupboard.

### Stairs to first floor
Stairs to first floor

### Bedroom One
Front facing uvpc double glazed window, radiator and fitted robes to one wall

### Bedroom Two
Rear facing uvpc double glazed window, radiator and fitted robes

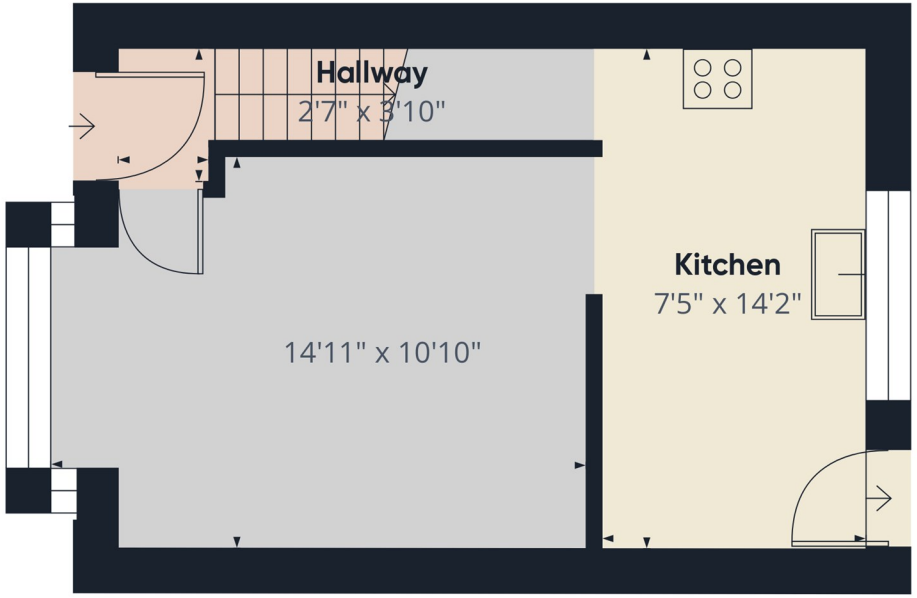
### Bathroom
Three piece suite in white comprising of a panelled bath with an over head thermostatic shower and glass screen. Low level toilet and pedestal wash hand basin. . Chrome heated towel rail. Rear facing UPVC frosted double glazed window.

### Externally

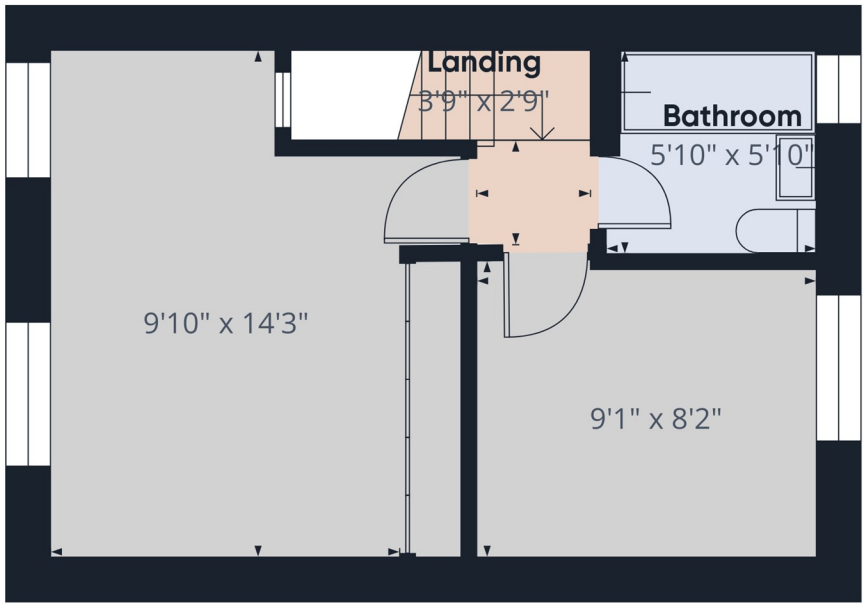




To the front of the property is a double driveway.
To the rear of the property is a patio area which in turn leads to a raised garden which has artificial grass.




Floor 0




Floor 1

**Approximate total area**(1)

577 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



# Terms

## FREEHOLD

## PRICE: £180,000

Disclaimer
Clarke & Co. Estate Agents for themselves and the vendors, whose agents they are, give notice that all these details have been prepared in good faith. No checks of any services have been made (water, electrical, gas or drains), heating appliances or any mechanical or electrical equipment. Measurements are normally taken by 'Sonic tape' and therefore can only be an approximation. Items in photographs may not be included in the sale. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement and no warranty is given by Clarke & Co., their employees, agents or the vendors. The property is offered subject to contract and may be withdrawn at any time.

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