

Offers in Excess of
£265.000



*** A truly stunning home that is well presented throughout making it the perfect home for you to pick up your bags and move straight into!! This STUNNING home from a spacious 15FT lounge that opens into a spacious kitchen and dining area that overlooks the rear garden. There are three well proportioned bedrooms, a modern three piece bathroom, a large, low maintenance private rear garden and allocated parking space. The property is gas central heated and benefits from a new combi boiler fitted in and is also double glazed throughout. Positioned within a quiet cul-de-sac and within easy reach to motorway links and public transport links such as local bus stops and multiple Metrolink stops! PLUS within easy access to Wythenshawe Hospital and Manchester Airport. Viewings are highly recommended and can be arranged by contacting the office.



Entrance Porch

Composite front door, double glazed windows to the front and side, tiled flooring, wall light and internal wooden door into the lounge.

Lounge

Carpeted flooring, ceiling light point, large double glazed window to the front, wall mounted radiator, plug points, television point, carpeted stairs to the first floor and open into the kitchen and dining area.

Kitchen/Diner

Vinyl flooring, two ceiling light points, wall mounted radiator, plug points, double glazed window and double glazed sliding patio doors onto the rear garden. Fitted with a range of gloss wall and base unit cupboards with roll top worksurfaces. Integrated four ring gas hob with stainless steel splash back, over head extractor and electric oven. Sink with drainer and mixer taps. Space for washing machine and fridge freezer. Combi boiler fitted in 2025.

First Floor Landing

Carpeted stairs and landing with access to all first floor rooms and loft hatch access. Loft is not boarded but it has a light and is used for storage.

Bedroom One

Carpeted flooring, ceiling light point, double glazed window to the front, wall mounted radiator, plug points and television point.

Bedroom Two

Carpeted flooring, ceiling light point, double glazed window to the rear, wall mounted radiator and plug points.

Bedroom Three

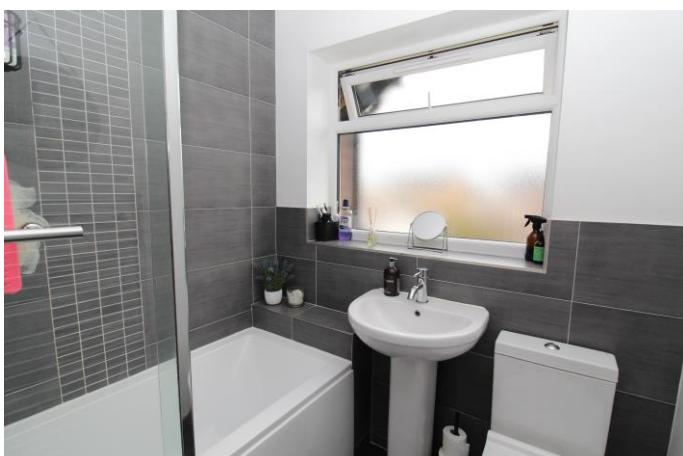
Carpeted flooring, ceiling light point, double glazed window to the front, wall mounted radiator, plug points and two built in storage cupboards.

Family Bathroom

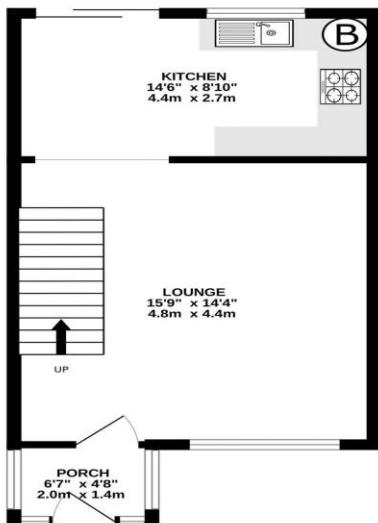
A modern fully fitted three piece bathroom comprising of a 'P' shaped bath with shower over, handwash basin and pedestal W.C. Fully tiled walls and flooring, double glazed window to the rear, ceiling light point and wall mounted towel radiator.

Externally

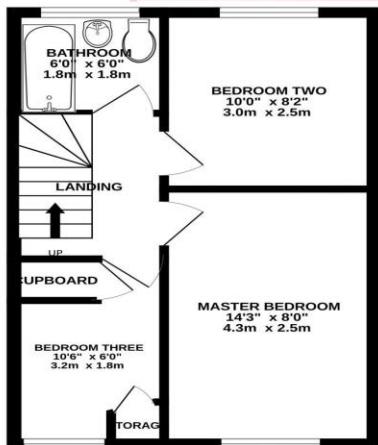
To the front of the property there is a garden sat behind a low lying wooden fence with a gate and paved path to the front door. To the rear there is a spacious private garden that is not overlooked with an Indian Stone patio, artificial grass lawn and wooden gate to the rear. There is also an additional car parking space at the rear.



GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.1 sq.m.) approx.

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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