Situated within the M40 area, this two-bedroom semi-detached property presents a great opportunity for first-time buyers, couples or investors alike.

The ground floor accommodation comprises a welcoming lounge, with stairs leading to the first floor, together with a fitted kitchen offering additional space for a dining table. To the first floor are two well-proportioned bedrooms, complemented by a family bathroom.

Externally, the property benefits from a driveway to the front, providing off-road parking. To the rear is a spacious garden featuring a composite decked area, creating an ideal space for outdoor seating and entertaining.

Conveniently positioned for access to local amenities, shops and transport links, the property is well placed for everyday convenience and travel into surrounding areas.

Offering comfortable accommodation, off-road parking and a generous outdoor space, this property would make an excellent first home or investment opportunity



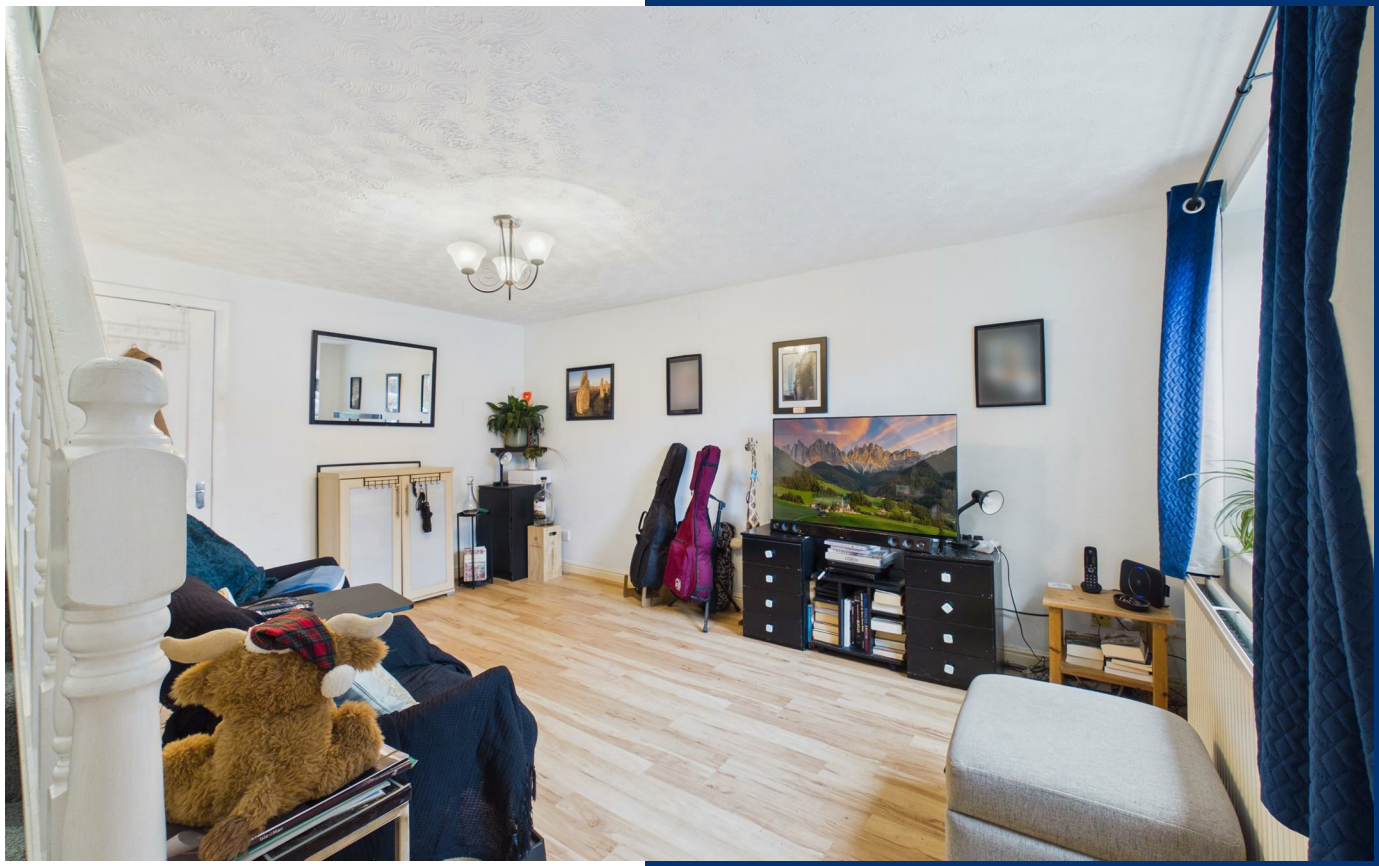
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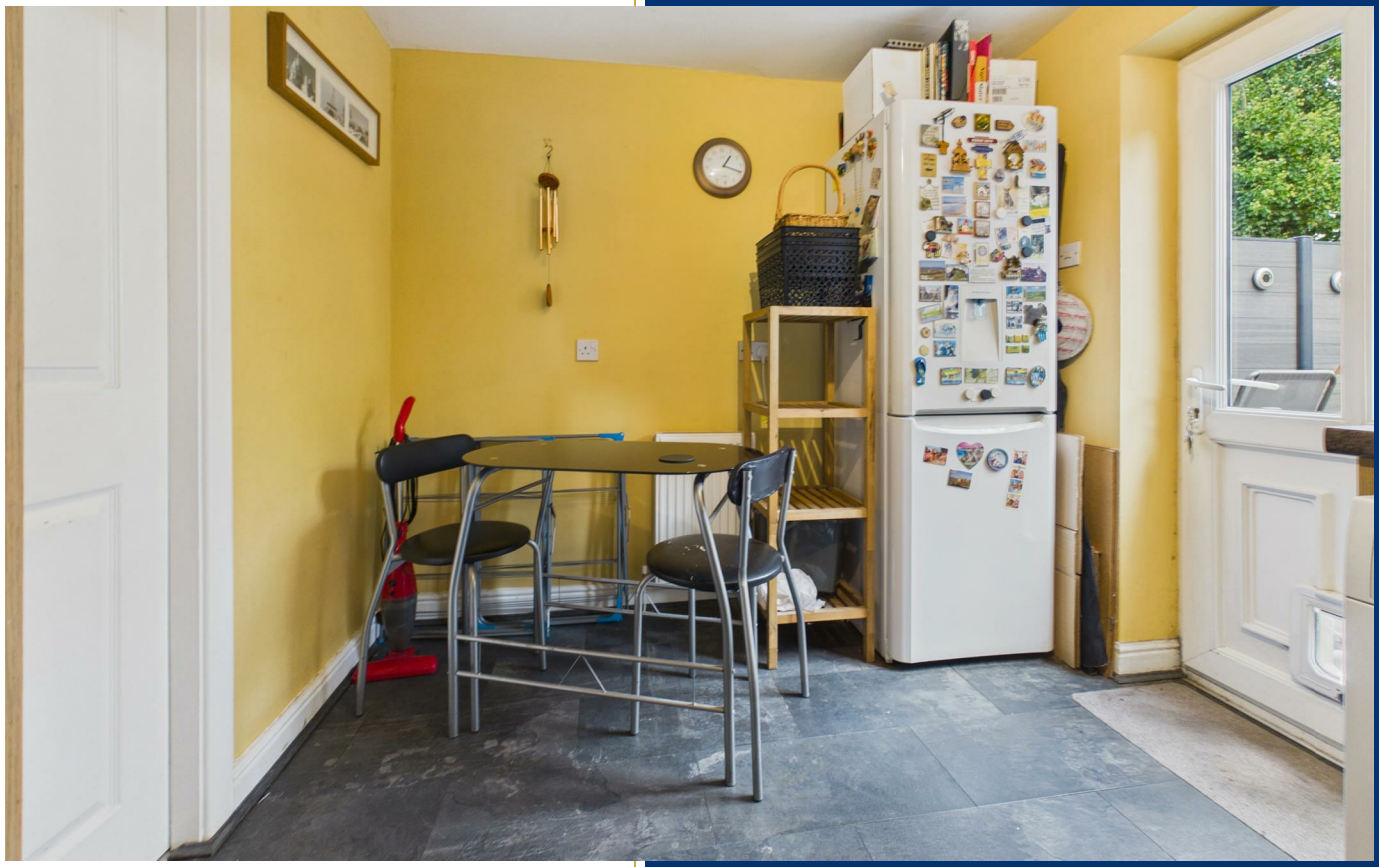
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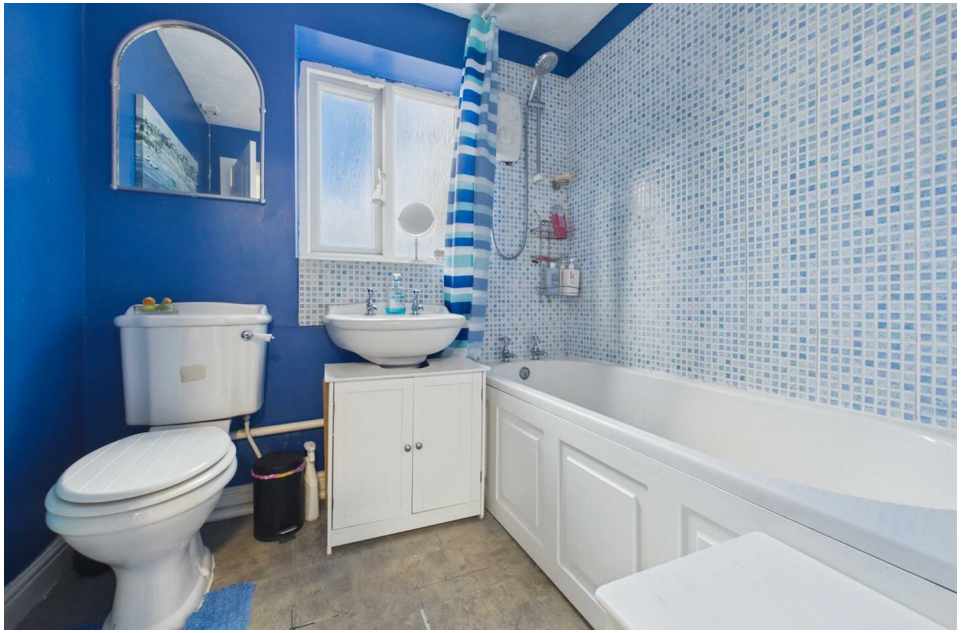
## COLCLOUGH CLOSE, MANCHESTER, M40 3AN











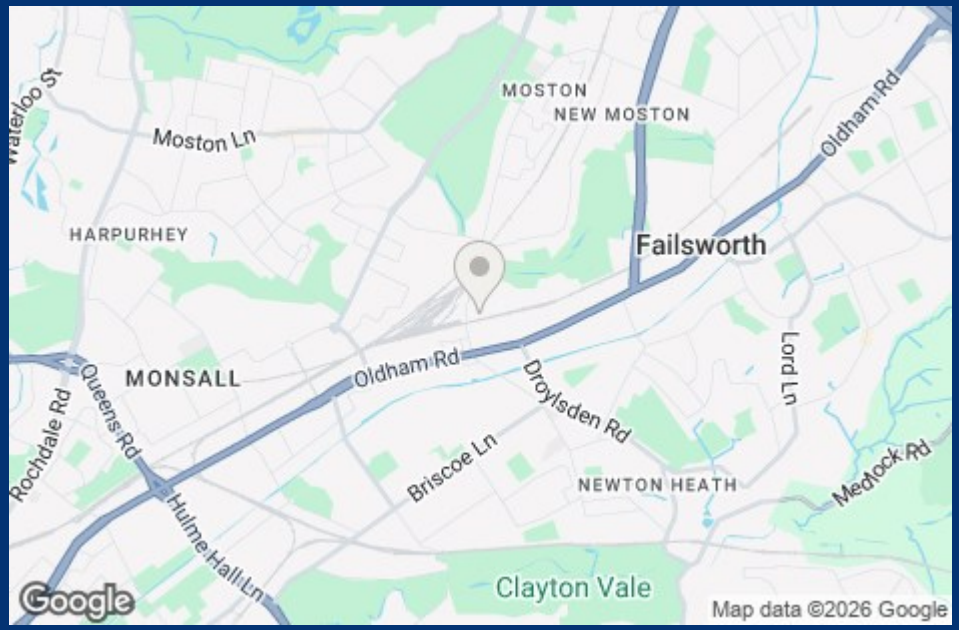

LOVE










MOSTON
NEW MOSTON
Moston Ln
Oldham Rd
HARPURHEY
Failsworth
MONSALL
Oldham Rd
Droylsden Rd
Lord Ln
Rochdale Rd
Queens Rd
Briscoe Ln
NEWTON HEATH
Medlock Rd
Hulme Hall Ln
Clayton Vale
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# Accommodation and Amenities

### Entrance Vestibule
Upvc entrance door, front facing double glazed windows and inner door.

### Lounge
Front-facing double-glazed window, radiator and stairs leading to the first floor.

### Kitchen/Diner
Fitted with a range of wall and base units, stainless steel sink with mixer tap, oven, hob and extractor hood. Rear-facing double-glazed window, space for dining table and Upvc door to rear garden.

### Bedroom One
Front-facing double-glazed window, radiator and fitted furniture, including bedside tables with overhead storage. A large fitted wardrobe extends over the staircase, with additional shelving and drawers to the side, providing extensive storage space.

### Bedroom Two
Rear facing double-glazed window, radiator, fitted wardrobes spanning one wall and a fitted desk providing ample storage space.

### Bathroom
Fitted with a three-piece suite comprising WC, wash hand basin and bath with electric shower. Side-facing double-glazed window and electric radiator.

### External
To the front, there is a brick-paved driveway providing off-road parking. The rear garden features a composite decking area and a partially slatted lower-level area.

# Terms

## LEASEHOLD

## PRICE: £190,000

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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