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72 Wilton Road, Crumpsall



- Substantial Three Bed Detached With Attached Garage And Driveway
 - Gas Central Heated / Double Glazed
 - Lounge And Extended Kitchen
 - Three-Piece Shower Room
 - Lawned Gardens To The Front And Rear
 - NO CHAIN

£325,000

Substantial three bed detached with driveway, attached garage and lawned gardens to the front and rear. Briefly comprising of gas central heating, double glazed windows, lounge and an extended kitchen at the rear. The first floor affords the three bedrooms and a three-piece shower room. Externally to the front is a lawned garden with borders, a block paved driveway providing off road parking and an attached garage. To the rear is a paved patio area leading to the enclosed lawned garden with established borders. In need of some internal modernisation offering excellent potential. Available with NO CHAIN! Conveniently situated for access to shops, schools and facilities, ideal for transport links to the City Centre and within close proximity of the M60 motorway network.

GROUND FLOOR

PORCH

Enclosed porch with tiled flooring. Access to hallway.

HALL

Hallway with carpet flooring, radiator and staircase rising to the first floor.

LOUNGE

5.36m x 3.26m (17'7" x 10'8")

Front to rear aspect with bay window, picture rail, T.V point and two radiators.



KITCHEN

4.39m x 2.30m (14'4" x 7'6")

Extended kitchen to the rear aspect with a range of wall and base units incorporating stainless steel sink, cooker point, under-stair storage, space and plumbing for an automatic washing machine, tile laminate flooring and radiator.



FIRST FLOOR

BEDROOM 1

3.21m x 2.85m (10'6" x 9'4")

Rear aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 2

3.28m x 2.48m (10'9" x 8'1")

Front aspect with fitted cupboard, carpet flooring and radiator.



BEDROOM 3

2.29m x 2.12m (7'6" x 6'11")

Rear aspect with fitted cupboard, carpet flooring and radiator.



SHOWER ROOM

Three-piece suite comprising of shower cubicle, sink, low-level W.C, fully tiled walls, tile laminate flooring and radiator.



OUTSIDE

Externally to the front is a lawned garden with borders, a block paved driveway providing off road parking and an attached garage. To the rear is a paved patio area leading to the enclosed lawned garden with established borders. I



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

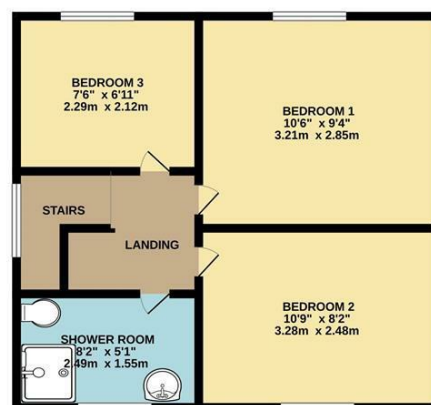
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
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PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



THREE BED DETACHED

TOTAL FLOOR AREA : 738 sq.ft. (68.5 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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