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Charlestown Road

Manchester, M9 7BD

Offers In The Region Of £220,000



- IDEAL FAMILY HOME
- WELL PRESENTED
- GUEST WC
- NO ONWARD CHAIN

- CONVENIENT LOCATION
- UPVC DOUBLE GLAZING
- REAR GARDEN
- VIEWING RECOMMENDED

Tel: 0161 669 4833

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Welcome to this charming mid townhouse located on Charlestown Road in Manchester, an ideal family home that offers both comfort and convenience. Spanning an impressive 772 square feet, this well-presented property features three bedrooms, perfect for accommodating a family or providing ample guest space.

The ground floor boasts a welcoming reception room, which serves as a delightful area for relaxation and entertaining. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

With gas central heating and UPVC double glazing, this home is not only energy-efficient but also provides a cosy environment during the colder months. The combination of these features ensures that you can enjoy a comfortable living experience all year round.

Situated in a convenient location, this townhouse offers easy access to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. Whether you are looking to settle down or invest, this property presents a wonderful opportunity to enjoy life in Manchester. Don't miss the chance to make this lovely townhouse your new home.

Porch/Hall

The porch has Upvc doors and windows, leading to the entrance hall.

Lounge

14'5" x 14'1" (4.40m x 4.29m)

The lounge is a bright and spacious room, featuring a large bay window that fills the space with natural light. The walls are painted white, and the carpet is a soft grey, creating a neutral and welcoming atmosphere.

Kitchen

14'5" x 8'10" (4.40m x 2.70m)

The kitchen is fitted with light wood-effect cabinets and contrasting dark work surfaces. A large window provides views of the garden and allows plenty of daylight. The kitchen includes an integrated oven, hob with extractor hood, and a stainless steel sink beneath the window. The flooring is practical and complements the cabinetry and neutral wall tiles.

Cloakroom

5'4" x 3'1" (1.63m x 0.94m)

The downstairs cloakroom has traditional wall tiling with a floral motif and is fitted with a standard white toilet. The flooring is consistent with that of the kitchen, providing a cohesive look.

Landing

The staircase and landing area are carpeted in a soft grey, matching the tone used in the main rooms. The walls remain white, keeping the space light and simple as it connects the ground and first floors.

Bedroom 1

12'8" x 11'6" (3.85m x 3.52m)

The largest bedroom is flooded with natural light from a sizable window overlooking the street. The room is neutrally decorated with white walls and grey carpet, offering a peaceful space for rest and relaxation.

Bedroom 2

12'8" x 8'10" (3.85m x 2.70m)

Bedroom 2 is another generous double room with a large window that fills the space with daylight. The walls are painted white and the carpet is a soft grey, creating a calm and airy feel.

Bedroom 3

8'7" x 7'6" (2.61m x 2.30m)

A smaller bedroom is ideal for a study, nursery, or guest room. It features a window with street views and maintains the neutral decor of white walls and grey carpet found throughout the property.

Bathroom

6'0" x 4'11" (1.84m x 1.50m)

The bathroom is fully tiled in modern grey stone-effect tiles. It is fitted with a white pedestal wash basin, low-level WC, and a corner shower enclosure with a glass door. A frosted window provides natural light while maintaining privacy.

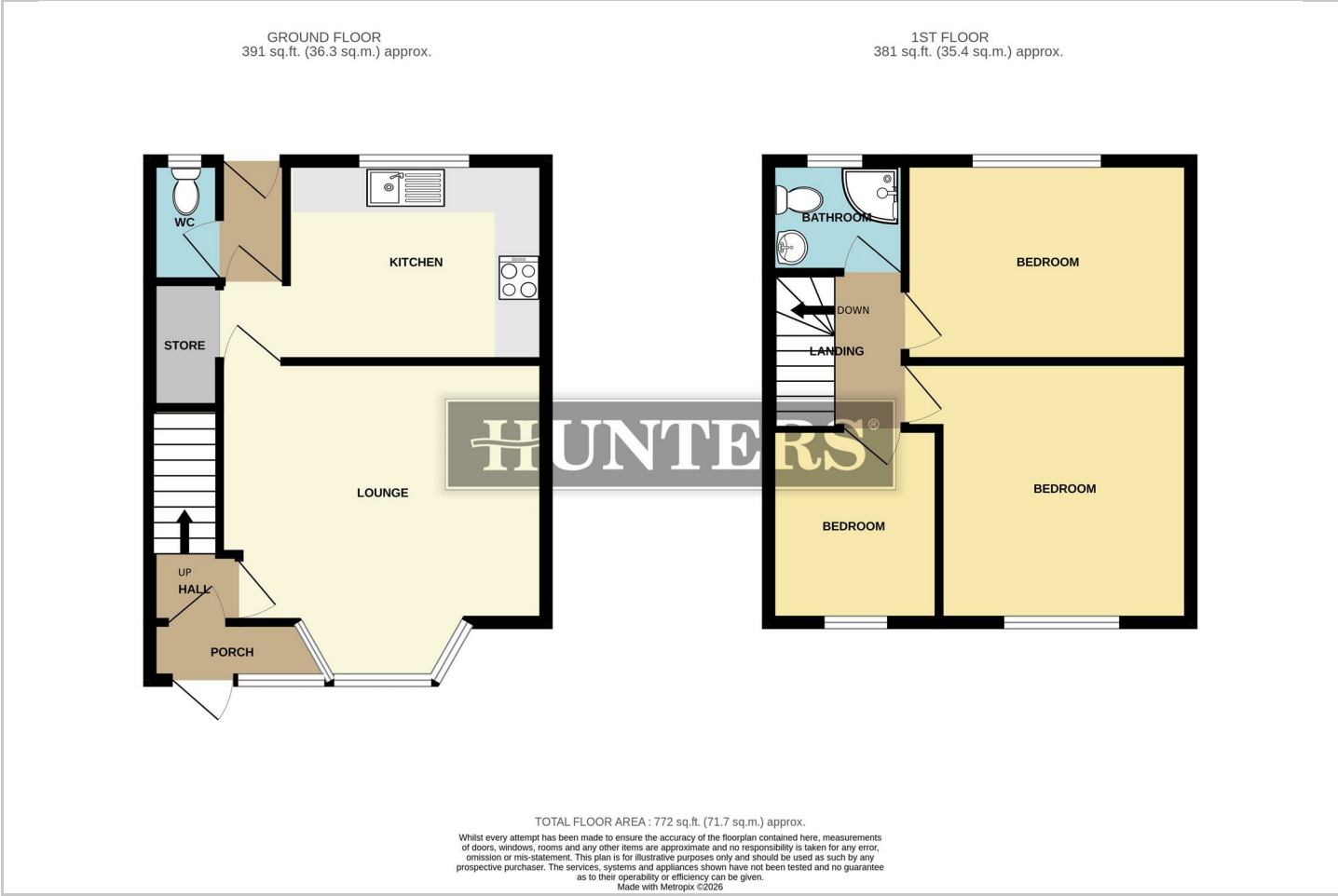
Rear Garden

The rear garden is a generous space with a paved patio area directly outside the house leading to a lawn bordered by mature hedges providing privacy. A garden shed is positioned to one side, and a central paved path leads to the far boundary, making it a pleasant outdoor area for relaxing or entertaining.

Front Exterior

The front exterior features a low brick wall with a gate and steps leading up to the front door. There is a small lawn and shrubbery, creating a neat and welcoming frontage to the property.

Floorplan



TOTAL FLOOR AREA: 772 sq.ft. (71.7 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.

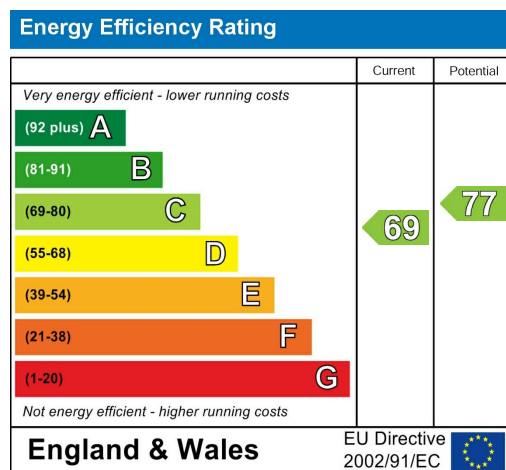
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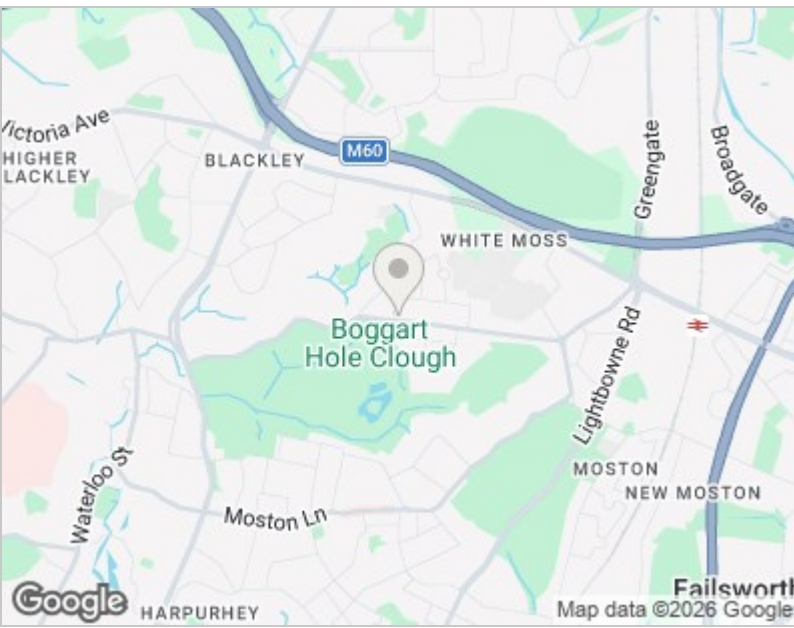
Energy Efficiency Graph



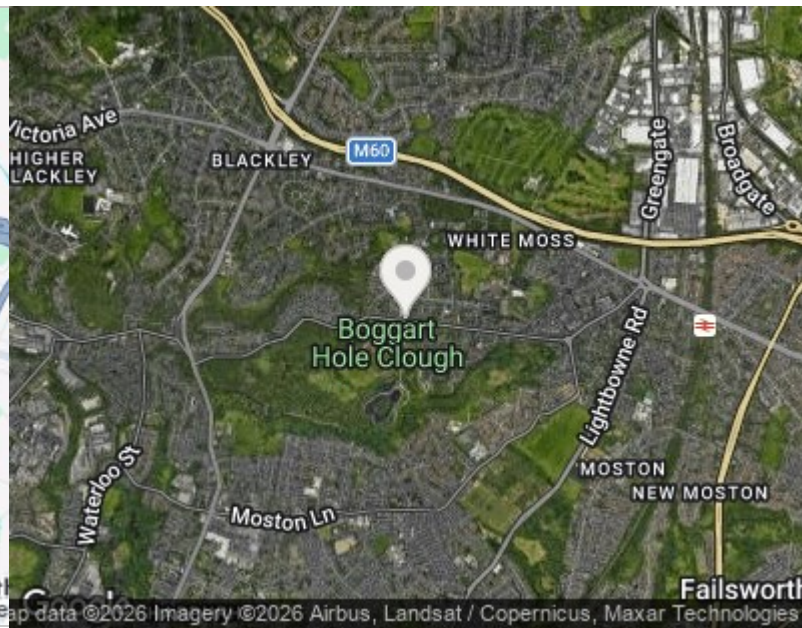
Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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