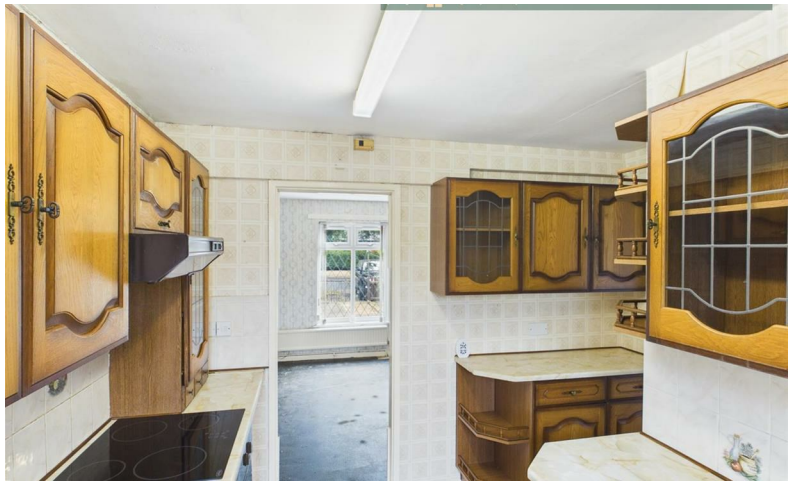
MCDERMOTT & CO

THE PROPERTY AGENTS







£225,000 Offers Over

4 Geoff Bent Walk, Newton Heath, Manchester, M40 2QX

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McDermott & Co are proud to present this spacious four-bedroom semi-detached family home, ideally situated on the popular Geoff Bent Walk development in Manchester.

Offering a chain free status & well-proportioned accommodation throughout, this presents an excellent opportunity for buyers seeking a home they can modernise and add value to. Perfectly suited to investors, developers and growing families alike, the property offers fantastic potential to create a superb family home tailored to individual tastes and requirements.

Briefly comprising a welcoming entrance hallway, spacious lounge, separate dining room, fitted kitchen, home office, four well-proportioned bedrooms, family bathroom and separate WC. Flooded with natural light throughout, providing a practical and versatile layout with scope for improvement throughout.

Hallway
14'3 x 3'9 (4.34m x 1.14m)
A spacious entrance hallway providing access to the ground floor accommodation and staircase to the first floor. Benefiting from a window to the front elevation allowing for natural light, radiator and ceiling light fitting.

The hallway also features a useful built-in storage cupboard and offers access to the kitchen, lounge, dining room and ground floor WC, creating a practical layout throughout the home.

Lounge
17'3 x 11'7 (5.26m x 3.53m)
A spacious and bright lounge with dual-aspect windows allowing plenty of natural light. The room benefits from two radiators, ceiling light fittings and neutral décor throughout.

A feature corner fireplace provides a focal point, whilst the generous proportions offer ample space for a range of seating arrangements, making it ideal for both relaxing and entertaining.

Kitchen
7'2 x 10'2 (2.18m x 3.10m)
A fitted kitchen offering a range of wall and base units with complementary work surfaces and tiled splashbacks. Features include an electric hob with extractor hood above, built-in oven, sink and drainer unit, and space for appliances.

A window to the front elevation provides natural light, whilst ample cupboard storage and worktop space make this a practical kitchen with potential for modernisation.

Dining Room
10'5 x 11'1 (3.18m x 3.38m)
A well-proportioned dining room providing ample space for a family dining table and chairs. Benefiting from a window to the front elevation, radiator and ceiling light fitting, the room offers a bright and versatile space for everyday dining.

Conveniently positioned adjacent to the kitchen, the room could also be utilised as a second reception room, home office or playroom, depending on individual requirements.

WC
2'11 5'7 (0.89m 1.70m)
Fitted with a two-piece suite comprising a low-level WC and wall-mounted wash hand basin. A frosted window provides natural light and ventilation, whilst the space offers a practical addition to the accommodation and potential for modernisation.

Office
5'11 x 5'7 (1.80m x 1.70m)
A useful and versatile room, ideal for use as a home office, study or hobby room. Benefiting from a window to the front elevation providing natural light, ceiling light fitting and neutral décor throughout.

Compact yet practical, this space offers flexibility to suit a variety of individual requirements and is perfectly suited to modern home working.

Stairs & Landing
Benefiting from a window to the side elevation providing natural light, ceiling light fitting and useful under-stairs storage cupboard. The first-floor landing provides access to all bedrooms and bathroom.

A bright and practical space offering excellent potential for modernisation and personalisation.

Bedroom One
11'4 x 11'9 (3.45m x 3.58m)
A spacious double bedroom enjoying a pleasant outlook to the front elevation through a large window, allowing plenty of natural light. The room benefits from exposed floorboards, a radiator and ceiling light fitting.

Offering ample space for a double bed and additional furniture, this well-proportioned bedroom provides a bright and comfortable space with scope for personalisation.

Bedroom Two
8'4 x 11'11 (2.54m x 3.63m)
A well-proportioned bedroom enjoying a pleasant outlook to the front elevation through a large window, allowing plenty of natural light. The room benefits from exposed floorboards, a radiator and ceiling light fitting.

Offering space for a bed and additional furniture, this bright and versatile room is ideal as a bedroom, nursery or guest room and provides excellent potential for personalisation.

Bedroom Three
8'3 x 11'9 (2.51m x 3.58m)
A well-proportioned third bedroom enjoying a pleasant outlook to the front elevation through a large window, allowing plenty of natural light. The room benefits from exposed floorboards, a radiator and ceiling light fitting.

Bedroom Four
8'4 x 9'10 (2.54m x 3.00m)
A well-proportioned fourth bedroom enjoying a pleasant outlook to the front elevation through a large window, providing plenty of natural light. The room benefits from exposed floorboards, a radiator and ceiling light fitting.

Bathroom
7'10 x 6'2 (2.39m x 1.88m)
A family bathroom fitted with a three-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and low-level WC.

The room benefits from fully tiled walls, a frosted window providing natural light and ventilation, and ceiling lighting. Well maintained throughout, the bathroom offers a practical space with scope for modernisation to suit individual tastes.

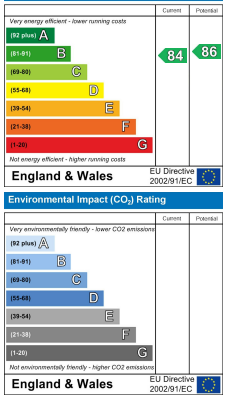
External
The property benefits from a generous frontage with a lawned garden and a substantial driveway providing off-road parking for multiple vehicles. Mature hedging to the side boundary offers additional privacy, whilst a paved pathway leads to the entrance.

Occupying a pleasant corner position, the property enjoys an open outlook and excellent kerb appeal, making it an ideal family home.

Tenure - Leashold
The property is listed as leasehold with 107 years remaining and an annual ground rent amount to be confirmed.

Stamp Duty Land Tax
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.

Directions



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