



- THREE BEDROOM
- NO VENDOR CHAIN
- UPDATING REQUIRED
- FRONT & REAR GARDENS
- COUNCIL TAX B
- UPVC DG & GCH

- SEMI DETACHED
- SUNSHINE LOUNGE
- POPULAR LOCATION
- LEASEHOLD - 907 years remaining
- DRIVEWAY
- EARLY VIEWING ADVISED



## Property Description

**\*\* FIRST TIME BUYERS DO NOT MISS OUT \*\* THREE BEDROOMED SEMI DETACHED \*\* NO VENDOR CHAIN \*\* DRIVEWAY PARKING \*\*** Saltsman and Co Estate Agents welcome to the open market this three bedroom semi detached family home, offered with no onward chain and ready for a new owner to modernise and make their own. The property has been a much loved family home for many years and now provides an excellent opportunity for a wide range of buyers looking for a property to make their own. Its position is ideal for access to local amenities, highly regarded schools, and strong transport links, including the Manchester City Centre Metrolink and nearby M60 motorway connections.

The ground floor includes a porch, entrance hall, lounge, and kitchen. Upstairs, there are three bedrooms and a family bathroom. Gardens sit to both the front and rear, and a driveway provides off road parking. The home benefits from uPVC double glazing to the majority of windows and is warmed by gas central heating. Early viewing is strongly recommended to appreciate the potential and living accommodation contained within.

### ENTRANCE HALL

Front entrance door opening into entrance hall. Window to the front elevation with radiator beneath. Access to ground floor accommodation and stairs providing access to all first floor accommodation.

### LOUNGE *17'94 x 10'94*

uPVC double glazed window to the front elevation and uPVC double glazed window to the rear elevation with radiator beneath.

### KITCHEN *12'25 x 7'70*

uPVC double glazed window to the side elevation with stainless steel sink and drainer unit beneath. Wall and base units with work surface over, space for cooker, space for fridge freezer and plumbing for washing machine. Tiled to splash back areas, radiator, light and power points.

### LANDING

Access to bedrooms and bathroom. Light point and loft hatch.

### BEDROOM ONE *12'10 x 10'97*

uPVC double glazed window with radiator beneath. Light and power points.

### BEDROOM TWO *11'00 x 8'48*

uPVC double glazed window with radiator beneath. Light and power points.

### BEDROOM THREE *7'70 max x 7'50 max*

uPVC double glazed window with radiator beneath. Light point.

### BATHROOM

Panel bath, low level wc and pedestal hand wash basin. Part tiled to walls and light point.

### OUTSIDE

To the front of the property is a low maintenance garden and block paved driveway providing off road parking. Gate providing access to the side and rear garden. To the rear of the property is an enclosed garden with patio and area laid to lawn.



