



- THREE BEDROOM
- TWO RECEPTION ROOMS
- SEPARATE WC
- FREEHOLD
- DRIVEWAY PARKING

- SEMI DETACHED
- KITCHEN
- BATHROOM
- COUNCIL TAX B
- DG & GCH



Property Description

**** FAMILY BUYERS ** THREE BEDROOMED EXTENDED SEMI DETACHED FAMILY HOME** ** Saltsman and Co Estate Agents welcome to the open market this three bedroomed extended semi detached family home. This property is perfectly located to allow easy access to local amenities, transport connections including the Manchester City Centre Metro Link, popular schools, and Sunnybank Vale. Briefly, the accommodation comprises: entrance porch, entrance hall, dining room, lounge, and kitchen to the ground floor. Three bedrooms, WC, and a family bathroom to the first floor. To the front of the property is a low maintenance garden and block paved driveway. To the rear of the property is an enclosed, paved garden with plant and shrub borders, and a central feature area laid to lawn with artificial grass. This has been a much loved family home and is uPVC double glazed throughout and warmed via gas central heating. Early viewing is strongly advised.

ENTRANCE PORCH

uPVC double glazed front entrance door opening to entrance porch. Entrance door to hallway.

ENTRANCE HALL

Stairs providing access to all first floor accommodation. Laminate flooring, radiator, and light point. Access to ground floor accommodation.

LOUNGE THROUGH DINING ROOM *21'68 x 10'67*

uPVC double glazed bay window to the front elevation. Feature brick built fireplace. Radiator, light, and power points. uPVC double glazed sliding patio doors providing access to the rear garden.

KITCHEN *15'68 x 7'6*

uPVC double glazed window to the rear elevation. Fitted with a range of wall and base units with complementary work surface over. Space for gas cooker, plumbing for washing machine, and space for free standing fridge and freezer. Tiled to splash back areas, radiator, light, and power points.

LANDING

Access to bedrooms and bathroom. Loft hatch and light point.

BEDROOM ONE *12'29 x 8'95*

uPVC double glazed bay window to the front elevation. Fitted wardrobes. Radiator, light, and power points.

BEDROOM TWO *10'81 max point x 8'74*

uPVC double glazed window to the rear elevation. Radiator, fitted wardrobes, light, and power points.

BEDROOM THREE *7'58 max point x 7'48 max point*

L- Shaped - currently used and fitted as an office. uPVC double glazed window to the front elevation. Fitted desk, drawers, and cupboards. Laminate flooring, radiator, light, and power points.

BATHROOM

uPVC double glazed window. Panel bath with wall mounted shower and pedestal handwash basin. Protected to walls, storage cupboard, radiator, and light point.

OUTSIDE

To the front of the property is a paved garden and block paved driveway providing off road parking. To the rear of the property is an enclosed paved rear garden with plant and shrub borders, with central feature area laid to lawn with artificial lawn.

