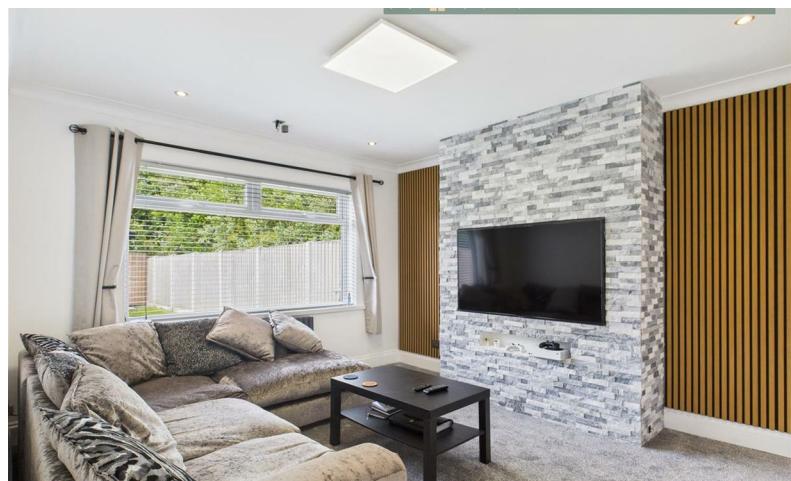




**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£270,000**

1 Whernside Avenue, Moston, Manchester, M40 9PN

# 1 Whernside Avenue, Moston, Manchester, M40 9PN

1 Whernside Avenue a newly refurbished three bedrooomed semi detached property situated on a quiet area and offered with no vendor chain. The perfect opportunity to purchase a move in ready home.

The modernised accommodation which has been completed and presented to a high standard briefly comprises of entrance hallway with stairs off to first floor and storage area, lounge facing into bay window, 2nd reception/dining room with feature quartz chimney breast and benefits from wiring for a projector, modern fitted kitchen, stairs leading to three bedrooms, two of which are doubles and modern family bathroom.

Externally you will find a double block paved driveway fronting the family home and a good sized private rear garden with lawned and tiled areas and is complete with a summer house and storage/workshop. Situated close to Boggart Hall Clough, schools, transport links and local amenities.

Viewing is recommended to fully appreciate this beautiful property.

## Entrance Hallway

12'1 x 5'11 (3.68m x 1.80m)

Entrance hallway, laminate flooring, radiator, neutral decor, window to bottom of stairs, understairs storage, doors leading to all ground floor rooms.

## Lounge

10'4 x 11'2 (3.15m x 3.40m)

Front facing into bay window, carpeted, radiator, spotlights, neutral decor.

## 2nd Reception/Dining Room

13'3 x 11'9 (4.04m x 3.58m)

Rear facing, carpeted, radiator, spotlights, neutral decor, quartz tiled chimney breast, point/wiring for projector.

## Kitchen

10'3 x 6'7 (3.12m x 2.01m)

Rear facing, range of fitted wall and base units in soft grey finish with complimentary white worktops. Inset sink and drainer with mixer taps over, built in electric oven and electric hob with extractor hood over, splashback, plumbing for washer, laminate flooring, spotlights, radiator, neutral decor, door to side leading to rear garden.

## Stairs and Landing

Window to bottom and top of the stairs, carpeted, radiator, neutral decor - landing - carpeted, neutral decor, loft access.

## Bedroom One

11'11 x 11'5 (3.63m x 3.48m)

Front facing bay window, carpeted, radiator, neutral decor.

## Bedroom Two

9'5 x 11'5 (2.87m x 3.48m)

Rear facing, carpeted, radiator, neutral decor.

## Bedroom Three

7'1 x 6'11 (2.16m x 2.11m)

Front facing, radiator, neutral decor.

## Family Bathroom

6'2 x 6'10 (1.88m x 2.08m)

Side facing, three piece bathroom suite in white comprising vanity sink and toilet, shower over bath, radiator, fully tiled walls, tiled flooring, spotlights, storage cupboard.

## Summer House

12'6 x 12'4 (3.81m x 3.76m)

Laminate flooring, spotlights, water pipe, internet cable, neutral decor

## Storage/Workshop

12'4 x 10'8 (3.76m x 3.25m)

Concrete flooring, spotlights, water pipe, internet cable, electric door.

## External

At the front of the property there is a blocked paved driveway for two cars and private rear garden with lawned area and tiled area leading to summer house and storage/workshop.

## Tenure

## Stamp Duty

## Directions

