



Modbury Gardens
Urmston
M41 9GR

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

7 Modbury Gardens
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Trafford
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Offers Over £400,000

A TWO BEDROOM DETACHED BUNGALOW CONSTRUCTED 2020
Situating in a peaceful cul-de-sac location off Torbay Road. A development with just nine bungalows and eight cottage apartments. Presented in excellent conditions throughout. Well appointed kitchen/diner and shower room/WC. Lounge with patio doors out to the rear garden. Off road parking to the side and delightful enclosed rear garden. Approx 668 sq ft. Freehold. No ongoing vendor chain. Must be viewed to be appreciated. Virtual Tour Available.

Entrance Hall

With spotlighting. Laminate flooring. Radiator. Loft access point. Doors off to all rooms. Cloaks cupboard off and further cupboard where the 'Potterton' combination gas central heating boiler is located.

Kitchen/Diner

With a range of base and wall cupboard units and Quartz working surfaces incorporating an inset sink unit with mixer tap. Spotlighting. Plumbing for a washer. Bosch built-in oven and microwave. Neff integrated dishwasher. Integrated fridge/freezer. Plumbing for a washer. Laminate flooring. Radiator. Electric hob with extractor canopy. Double glazed window to the front elevation.

Lounge

With double glazed patio doors out to the rear elevation with adjacent side window. Two radiators. Spotlighting.

Shower Room/WC

With a walk-in shower enclosure, wall hung wash hand basin and low-level WC. Chrome ladder radiator. Double glazed window to the side elevation. Fully tiled. Spotlighting and extractor fan.

Bedroom (1)

With a double glazed window to the rear. Radiator.

Bedroom (2)

With a double glazed window to the front elevation. Laminate flooring. Radiator.

Outside

There is an off road road parking facility on a tarmac driveway to the side of the property with ample space for bin storage and awning.

To the rear is an enclosed garden with lawn and paved patio areas.



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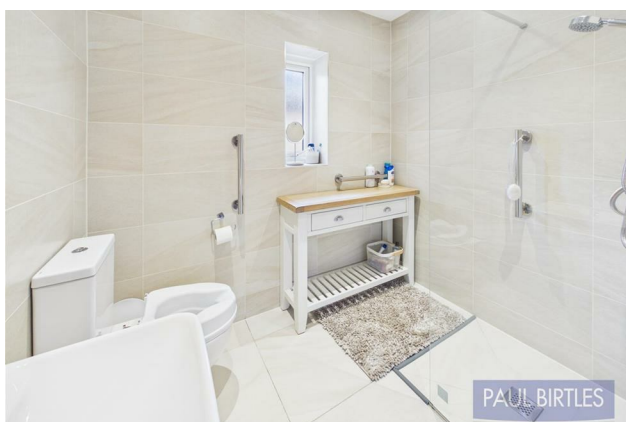
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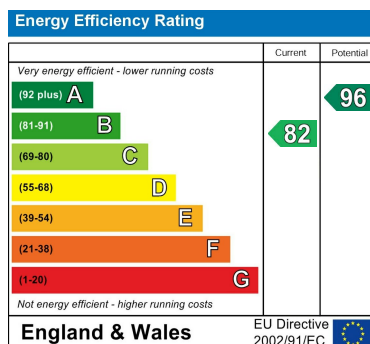
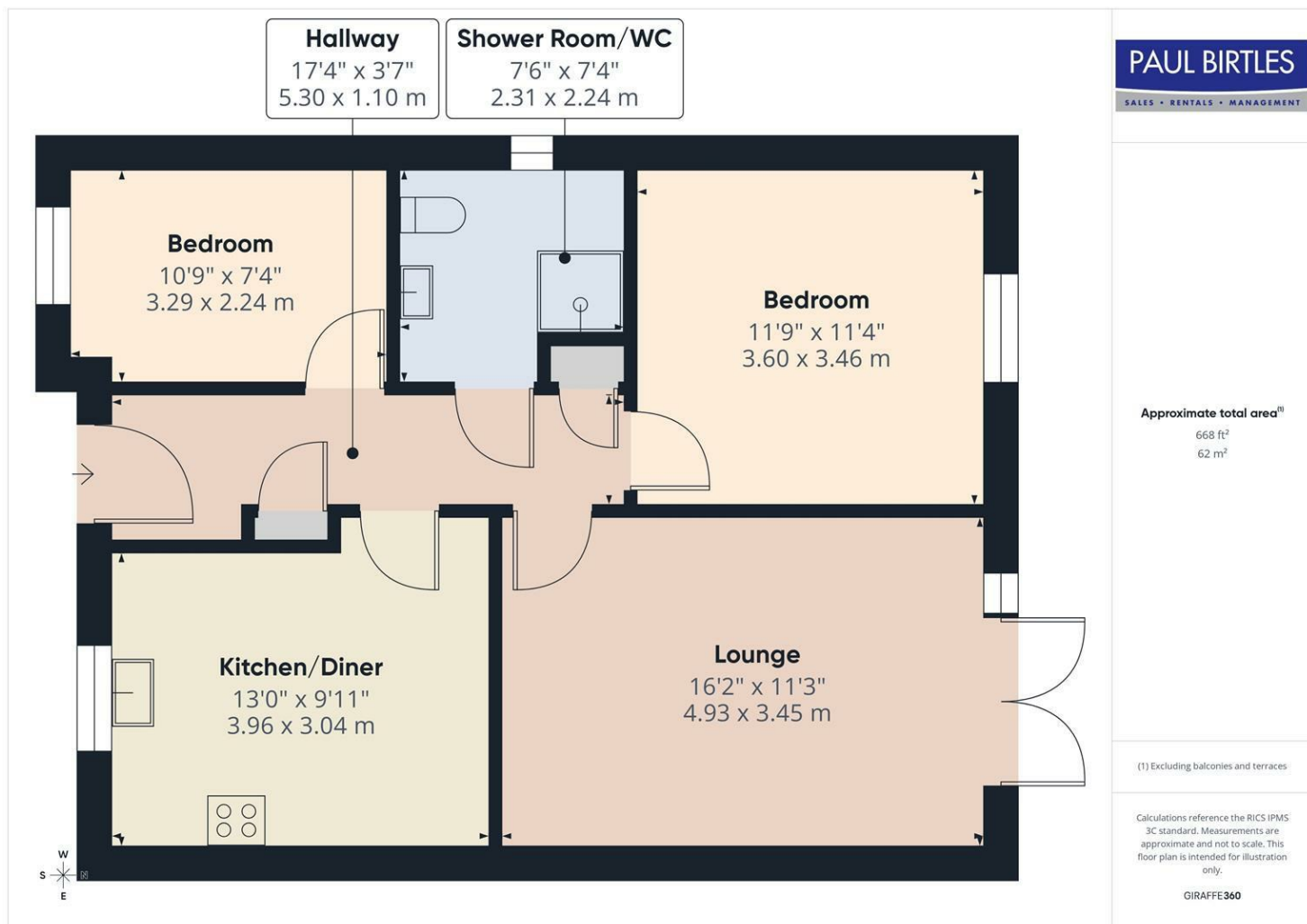
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