

PROPERTY DETAILS

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Est. 1923
**SLEIGH
& SON**
Estate Agency
♦
Solicitors

30 SCHOOLS ROAD, GORTON, MANCHESTER, M18 8RF
£225,000



www.sleighandson.com

30 Schools Road



Sleigh & Son Property Sales are delighted to offer For Sale this deceptively spacious three bedroomed semi detached property, ideally positioned close to a head of cul de sac within a popular residential area of Abbey Hey in Gorton and offered with No Vendor Chain. The rear garden boasts uninterrupted open views across the neighbouring recreational school playing field, offering a sense of space with no houses directly overlooking the garden.

Internally, the home offers a well proportioned ground floor layout, including a generous lounge with extended dining area and a side aspect fitted kitchen, with further scope to extend (subject to the necessary planning permissions). Realistically priced and family orientated, this property presents an excellent opportunity for buyers wishing to update and adapt the property to suit their personal needs and create a long term forever home. Upon entering, an entrance porch leads into a welcoming hallway. The spacious open plan lounge flows through to the dining area, which has been slightly extended to enhance the living space and features French patio doors opening onto the rear garden. The fitted kitchen, positioned to the side aspect, offers significant potential for improvement or extension and provides direct access to the covered carport and storage area.

To the first floor, there are three well proportioned bedrooms, ideal for the growing family, along with a well presented bathroom. Externally, the property benefits from a driveway leading to a covered carport and an enclosed private rear garden that is not directly overlooked, enjoying views across the well maintained school field.

uPVC double glazing and gas central heating further complement this appealing family home and early viewings are strongly advised to avoid disappointment

Schools Road is a residential cul-de-sac made up predominantly of three bedroomed semi detached homes, positioned to the east of Manchester. The area is well served by local amenities, with a selection of nearby shops and highly regarded schools including Abbey Hey Primary School and the high performing Wright Robinson College. Excellent transport links are close at hand, with Gorton train station, regular bus routes and convenient motorway connections all within easy reach. For those who enjoy the outdoors, Debdale Park and Gorton Reservoir are approximately a 15 minute walk away, offering scenic green spaces ideal for leisure and recreation.

Council Tax Band B

Tenure: Freehold subject to a perpetual yearly rentcharge of £6

Construction: Traditional brick built with tiled roof **Services:** Mains: Gas, electric, metered water, drainage.

PLEASE NOTE THAT WE HAVE NOT TESTED THE EQUIPMENT, APPLIANCES AND SERVICES IN THE PROPERTY, INTERESTED APPLICANTS ARE ADVISED TO COMMISSION THE APPROPRIATE INVESTIGATIONS BEFORE FORMULATING THEIR OFFER TO PURCHASE.

IN DETAIL THE ACCOMMODATION COMPRISES:• -

ENTRANCE PORCH	Built with brick base, pitched roof, and uPVC double glazed window surround. uPVC double glazed door to entrance. Wooden effect laminate flooring and door to inner hallway. Wall light point.
HALLWAY	Access to stairs and landing. Radiator, coving to ceiling, single glazed window overlooking lounge area and fitted base cupboard housing utilities. uPVC double glazed obscure glass window to side aspect and separate doors leading to lounge/diner and kitchen. Ceiling light point.
LOUNGE & DINING AREA	LOUNGE area with central fitted inset real flame coal effect gas fire with full marble surround. Wooden effect laminate flooring, radiator, coving to ceiling and uPVC double glazed box window to front aspect. Walk through to dining area. Ceiling light point, two wall light points, power points. Extended DINING area with wooden effect laminate flooring, radiator, coving to ceiling and uPVC double glazed French patio doors providing access to rear garden. Ceiling light fan point and power points.
KITCHEN	Fitted wall and base units and drawers with work surface and one and half bowl stainless steel sink and drainer unit with central mixer tap. Space and plumbing for washer, cooker point with overhead fitted extractor fan. Base drawers to understairs storage area and fitted cupboard housing utilities. Wall mounted combi boiler, part tiled walls and wooden effect laminate flooring. uPVC double glazed window to rear aspect and door providing access to side aspect carport. Ceiling light point, power points.
LANDING	uPVC double glazed obscure glass window to side aspect, access to loft and double doors to over stairs storage area. Doors to all bedrooms and bathroom. Ceiling light point, power points.
BATHROOM	Comprising of three piece suite to include a bath with tiled side panel and wall mounted shower to bath with side screen. Sink wash basin on base drawer vanity unit and low level wc with inset flush system. Fully tiled walls, wooden effect laminate flooring and radiator. uPVC double glazed obscure glass window to side aspect. Ceiling light point.
BEDROOM ONE	Double bedroom with fitted wardrobes to one wall. Radiator, coving to ceiling, wooden effect laminate flooring and uPVC double glazed window to front aspect. Ceiling light point, power points.
BEDROOM TWO	Double bedroom with fitted mirrored wardrobes to one wall, radiator, wooden effect laminate flooring and coving to ceiling, uPVC double glazed window to rear aspect. Ceiling light point, Ceiling fan point and power points.

BEDROOM
THREE

Radiator and uPVC double glazed window to front aspect. Ceiling light point, power points.

EXTERIOR
FRONT

Single wrought iron gate access and further double wrought iron gates leading to paved driveway. The garden is mainly shaled with stocked borders and secure fenced and dwarf wall boundaries to left and front aspect.

EXTERIOR REAR

Mainly paved for easy maintenance with various stocked borders and secure fence and rail surround. Areas of artificial turf and raised patio seating area. Water tap, access to shed. The rear garden has views of a recreational playing field and is not directly overlooked.

CARPORT

PVC roof and door to front aspect. Door to enclosed shed. Ceiling light point. The shed provides access to the rear garden. Power points.





