IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

30 BROADWAY | MANCHESTER

£300,000

NO ONWARD CHAIN A superbly presented semi detached family home in a popular residential location with rear gardens extending for over 100 ft and viewing is highly recommended. The accommodation briefly comprises full width sitting room to the front and impressive dining kitchen to the rear with double doors leading onto the extensive gardens, three well proportioned bedrooms and contemporary bathroom/WC complete with underfloor heating. Ample off road parking to the front whilst to the rear is a detached outhouse which could be used for a variety of purposes and as previously mentioned the gardens are in impressive feature.

POSTCODE: M31 4DH

DESCRIPTION

This semi detached family home occupies an enviable position within this popular residential location and offers any prospective purchaser a well presented family home set within an extensive plot.

The accommodation is approached via a side door which provides access onto the full width sitting room at the front which in turn leads onto the dining kitchen at the rear. The kitchen is fitted with a comprehensive range of cream wall and base units complete with plinth lighting and with double doors leading onto the extensive gardens at the rear.

To the first floor at landing level there are fitted storage cupboards and access to the three well proportioned bedrooms all of which are serviced by the family bathroom/WC fitted with a contemporary white suite with chrome fittings. The bathroom is also complete with under floor heating.

Externally to the front of the property the driveway provides ample off road parking and there is gated access towards the rear. To the rear the gardens are a particular feature with lawns extending over 100ft in length and benefitting from a southerly aspect to enjoy the sun all day. Also in the garden is a detached outbuilding recently roofed and cladded and providing a versatile space which could be used as a home office or gym.

A superb property and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

SITTING ROOM

16'3" x 12'10" (4.95m x 3.91m)

UPVC double glazed door to the side. Two PVCu double glazed windows to the front. Electric stove set upon a marble effect hearth and with timber mantle. Television aerial point. Radiator. Stairs to first floor.

DINING KITCHEN

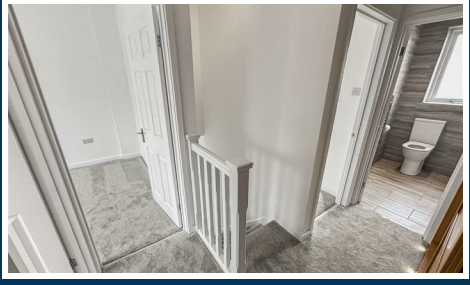
16'3" x 13'3" (4.95m x 4.04m)

Fitted with a comprehensive range of cream wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer and hose tap. Space for American style fridge freezer. Plumbing for washing machine. Tiled splashback. Plinth lighting. Laminate flooring. PVCu double glazed double doors to the rear garden. PVCu double glazed window overlooking the rear garden. Range oven with extractor hood.

FIRST FLOOR

LANDING

PVCu double glazed window at half landing level. Fitted wardrobes/storage area with inset lighting and also housing the baxi combination gas central heating boiler. Loft access hatch with pull down ladder to boarded loft space.



BEDROOM 1
11'2" x 10'4" (3.40m x 3.15m)
PVCu double glazed window to the rear. Radiator. Television aerial point. Storage cupboard.

BEDROOM 2
12'10" x 8'10" (3.91m x 2.69m)
PVCu double glazed window to the front. Radiator.

BEDROOM 3
9'9" x 7'1" (2.97m x 2.16m)
PVCu double glazed window to the front. Radiator.

BATHROOM
6'11" x 5'6" (2.11m x 1.68m)
Fitted with a contemporary white suite with chrome fittings comprising panelled bath with main shower over, vanity wash basin and WC. Chrome heated towel rail. Tiled walls and floor. Underfloor heating. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Extractor fan.

OUTSIDE
To the front of the property the driveway provides ample off road parking and there is gated access towards the rear. To the rear the gardens extend to over a 100ft in length and need to be seen to be appreciated. The rear gardens also incorporate a newly roofed and cladded outbuilding which could be used for a variety of purposes.

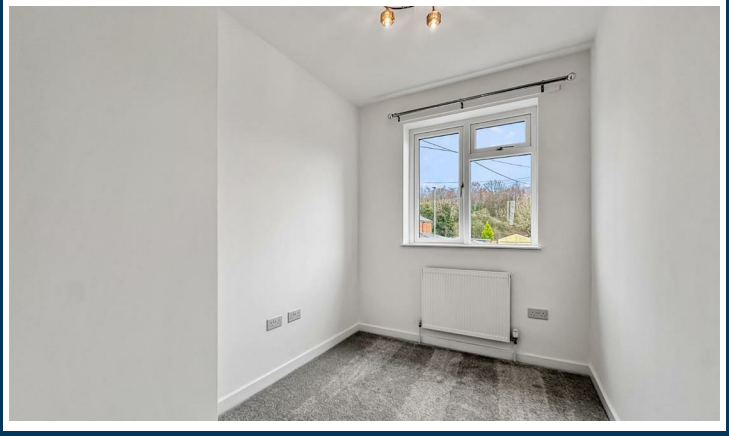
SERVICES
All main services are connected.

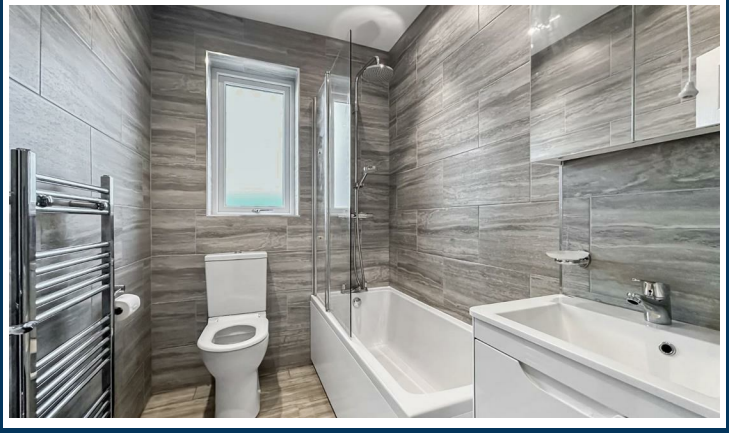
POSSESSION
Vacant possession upon completion.

COUNCIL TAX:
Trafford Band "B"

TENURE
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.





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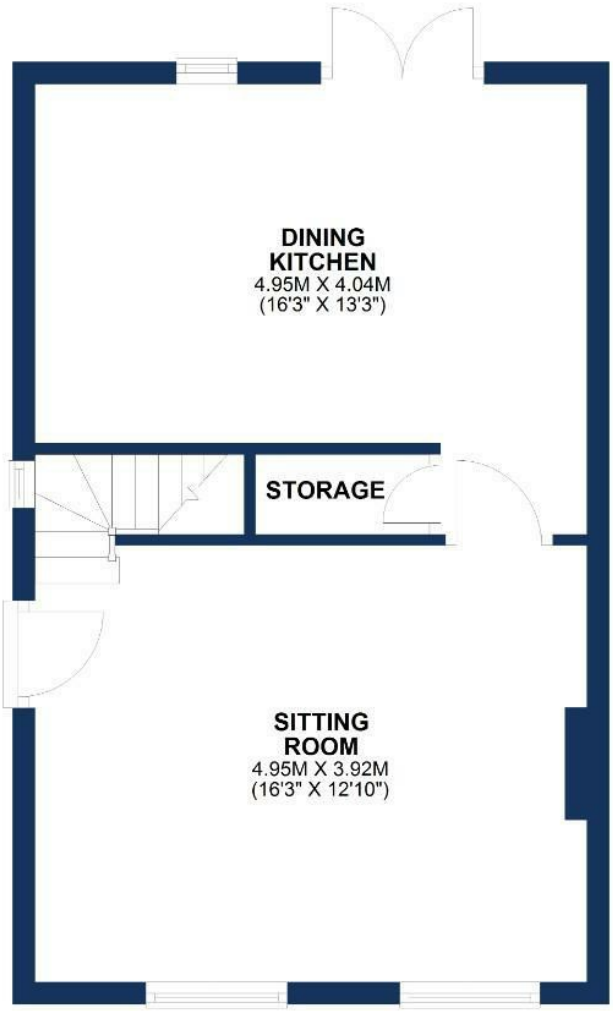
GROUND FLOOR
APPROX. 39.9 SQ. METRES (429.8 SQ. FEET)



FIRST FLOOR
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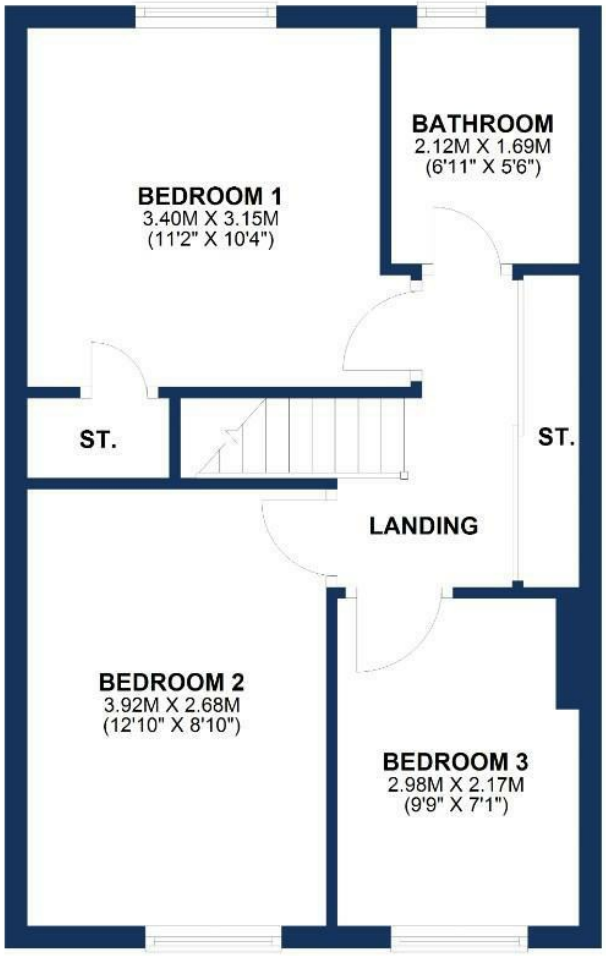

TOTAL AREA: APPROX. 79.9 SQ. METRES (859.6 SQ. FEET)

Floorplan for illustrative purposes only

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