A well-positioned three-bedroom terraced property, situated in the popular and convenient area of Moston. The property is ideally located close to a range of local amenities, schools, parks and excellent transport links, providing easy access to surrounding areas and Manchester city centre.

The accommodation briefly comprises an entrance vestibule, spacious living room and an open-plan kitchen/dining room to the ground floor. To the first floor are three bedrooms, and a family bathroom.

Externally, the property benefits from off-road parking to the front, while to the rear is an enclosed, low-maintenance garden.

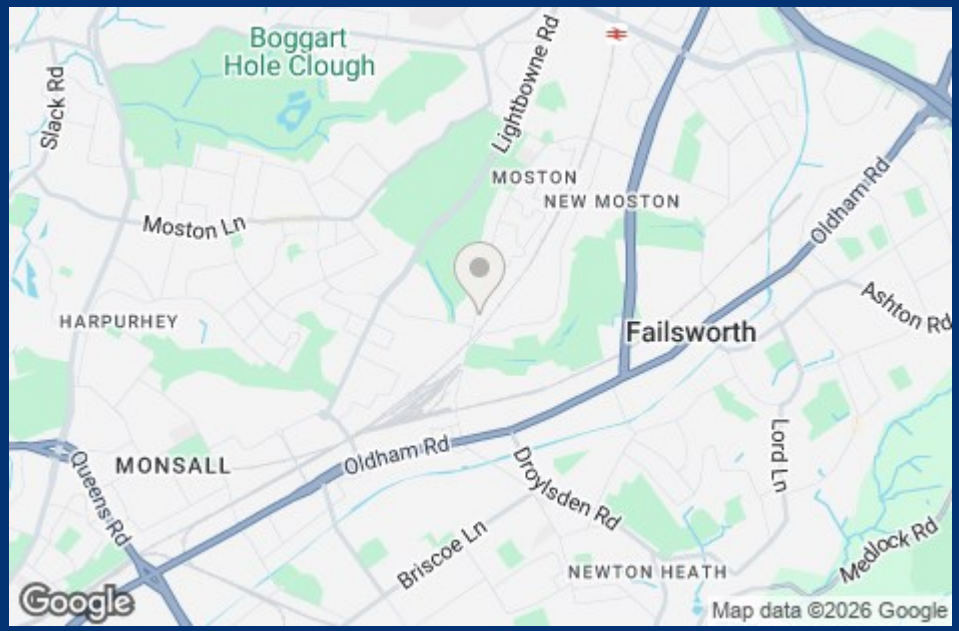


CLARKE & CO.

the property professionals

5

DEAN BROOK CLOSE, MANCHESTER, M40 0AZ





A well-presented three-bedroom mid-terrace property, ideally situated in the popular area of Moston. The property offers well-proportioned accommodation arranged over two floors, together with off-road parking and an enclosed rear garden.

The property further benefits from double glazing throughout. Viewings are recommended to appreciate the accommodation on offer.





Accommodation and Amenities

Lounge
A bright and welcoming reception room with a front-facing UPVC double-glazed window, radiator and stairs leading to the first floor.

Kitchen
Fitted with a wide range of wall and base units with complementary worktops and splashback tiling, One and a half bowl stainless steel sink unit with mixer tap, plumbing for an automatic washing machine, built-in oven, four-ring gas hob and extractor fan. Space for a dining table and chairs, with French doors opening onto the rear garden and a radiator. Rear-facing UPVC double-glazed window.

First floor landing
Providing access to the bedrooms and family bathroom.

Bedroom One
Front-facing UPVC double-glazed window, radiator.

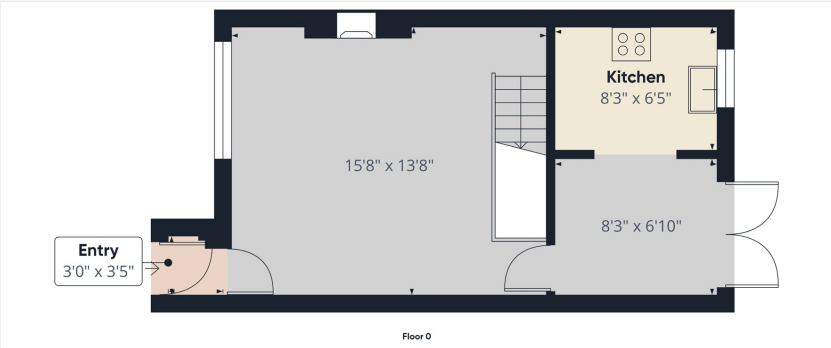
Bedroom Two
Rear-facing UPVC double-glazed window and radiator.

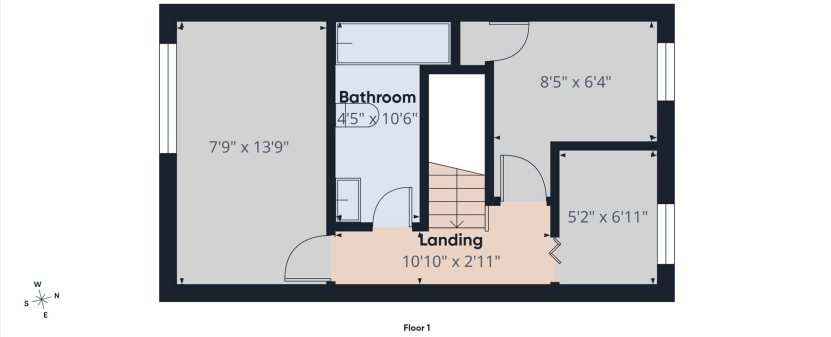
Bedroom Three/Box room
Rear-facing UPVC double-glazed window and radiator.

Bathroom
Fitted with a three-piece white suite comprising panelled bath with overhead shower and glass shower screen, WC and wash hand basin.

Externally
To the front of the property is a driveway providing off-road parking. To the rear is an enclosed garden, laid mainly to lawn with a flagged patio area.







Approximate total area[1]
637 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Terms

LEASEHOLD

PRICE: £200,000

Disclaimer
Clarke & Co. Estate Agents for themselves and the vendors, whose agents they are, give notice that all these details have been prepared in good faith. No checks of any services have been made (water, electrical, gas or drains), heating appliances or any mechanical or electrical equipment. Measurements are normally taken by 'Sonic tape' and therefore can only be an approximation. Items in photographs may not be included in the sale. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement and no warranty is given by Clarke & Co., their employees, agents or the vendors. The property is offered subject to contract and may be withdrawn at any time.

CLARKE & CO.
the property professionals

582 Broadway Chadderton
OL9 9NF

01616 825300
sales@clarkeand.co.uk