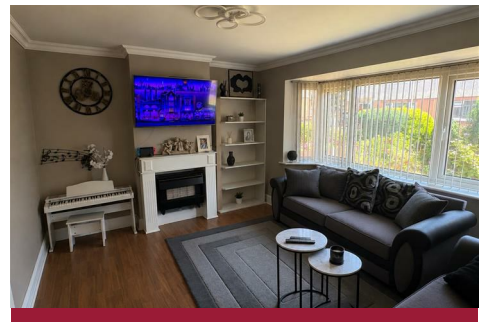




11 Devon Road, Manchester, M29 8EX

Offers Over £190,000

CASA SALES AND LETTINGS are pleased to bring to the market for SALE this spacious three bedroom property. Situated on a corner plot in a popular area of Tyldesley, this well presented semi detached home offers generous living space, a large rear and side garden and off road parking, making it an excellent choice for a range of buyers.

The ground floor comprises of entrance hall, a spacious lounge with feature double doors to a separate dining room overlooking the rear garden, and a modern fitted kitchen with integrated oven, microwave, four ring hob and extractor hood, along with plenty of cupboards and worktop space complete the ground floor.

To the first floor are three good sized bedrooms, all benefiting from modern fitted furniture, providing excellent storage. The main bedroom features fitted wardrobes, a dressing area and overhead storage, while the second bedroom also offers fitted wardrobes and bedroom furniture. The third bedroom includes fitted wardrobes, a study area and a fitted bed with built in drawer storage.

The family bathroom has been fitted with a modern four piece suite comprising of a bath, separate shower cubicle, wash basin with vanity unit and WC.

Externally, the property benefits from a large enclosed rear garden, offering plenty of space for outdoor seating, children to play or gardening. To the front and side, there is off road parking.

Hall 10'5" x 6'7" (3.2 x 2.03)

Tiled floor, hardwood part glazed door, radiator, ceiling light, coving.

Lounge (inc. bay window) 13'11" x 12'0" (4.25 x 3.68)

UPVC double glazed window, gas fire and surround, laminate flooring, coving, ceiling light, radiator, hardwood glazed door to dining room.

Kitchen 10'0" x 9'10" (3.07 x 3.0)

Modern fitted kitchen and complimentary work tops, tiled flooring UPVC window to rear, UPVC double glazed door to side. Fitted oven and microwave, in a modern cupboard housing unit, ceiling spotlight, panelled ceiling. 4 ring hob, stainless steel splash back and extractor hood.

Dining room 9'10" x 10'7" (3.0 x 3.23)

UPVC double glazed window to rear, laminate floor, radiator, coving, ceiling light

Landing

Bed 1 12'9" x 10'0" (3.9 x 3.07)

Laminate floor, range of modern fitted wardrobes, dressing table area, overhead storage cupboards and drawers, UPVC double glazed bay window, coving, ceiling light, TV point

Bed 2 10'2" x 10'0" (3.10 x 3.05)

Range of modern fitted wardrobes, overhead storage cupboards, dressing table with cupboards, and bedside cabinets, radiator, laminate flooring, UPVC double glazed window to rear, coving, ceiling light, TV point

Bed 3 9'4" x 7'8" (2.87 x 2.34)

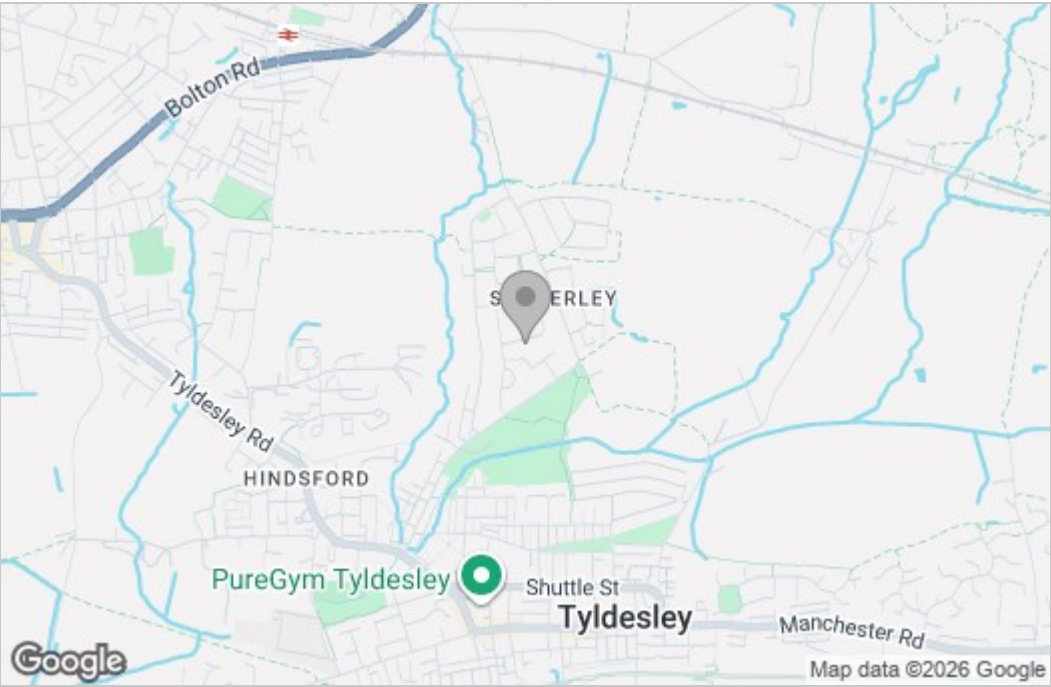
Modern fitted bed base with drawers, over head storage cupboards, study table and fitted wardrobes. Radiator, UPVC double glazed window to front, laminate flooring, coving, ceiling light

Bathroom 5'2" x 10'4" (1.6 x 3.17)

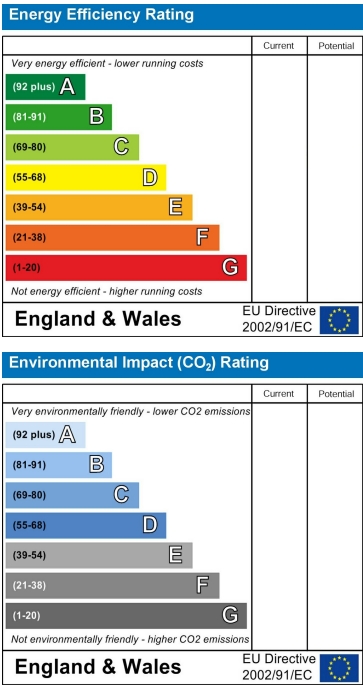
Modern 4 piece bathroom suite, tiled floor and walls, W/C sink in modern housing unit, wall mounted extractor fan, bath, with mixer tap, separate shower cubicle, UPVC double glazed window to rear, ceiling light, panelled ceiling

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

