



- THREE BEDROOMED
- SEPARATE DINING ROOM
- PERFECT STARTER HOME
- GREAT TRANSPORT LINKS
- COUNCIL TAX B
- LEASEHOLD

- EXTENDED SEMI DETACHED
- NO VENDOR CHAIN
- POPULAR LOCATION
- FRONT & REAR GARDENS
- DRIVEWAY PARKING
- uPVC DG & GCH



Property Description

**** FAMILY BUYERS DO NOT MISS OUT ** THREE BEDROOMED EXTENDED SEMI FOR SALE WITH NO VENDOR CHAIN ** SEPARATE DINING ROOM ** FRONT AND REAR GARDENS WITH DRIVEWAY PARKING **** Saltsman & Co Estate Agents welcome to the market this much loved three bedroom semi detached family home, offered to the market with no onward chain. Loved by the same family for many years, this property is ready for a new family to make their own and create their own cherished memories within. Perfectly positioned for family living, the home offers excellent access to a range of local amenities, highly regarded schools, convenient transport links, the Manchester City Centre Metrolink, and nearby motorway connections, making everyday life and commuting wonderfully straightforward. The ground floor features a welcoming entrance hall leading to a bright lounge, a separate dining room ideal for family meals and gatherings, and a well proportioned kitchen. Upstairs, there are three comfortable bedrooms and a family bathroom, offering practical and versatile space for growing families. Externally, the property enjoys a low maintenance front garden and a driveway providing valuable off road parking. The enclosed rear garden is a real highlight, offering a safe, private outdoor space with a lawn and patio, perfect for children to play on or for relaxing and entertaining. The home benefits from uPVC double glazing and gas central heating throughout.

Internal viewing is highly recommended to appreciate the potential and family appeal contained within.

ENTRANCE HALL

uPVC double glazed front entrance door opening into entrance hall. Stairs providing access to all first floor accommodation. Door providing access to lounge. Light point.

LOUNGE *12'04 x 11'78*

uPVC double glazed bay window to the front elevation with radiator beneath. Fire with surround and hearth. Radiator, light, and power points.

DINING ROOM *14'97 x 10'02*

uPVC double glazed window. Fire with surround and hearth. Radiator, light, and power points.

KITCHEN *8'66 x 6'89*

uPVC double glazed window. Wall and base units with worksurface over with stainless steel sink and drainer unit. Space for cooker, plumbing for washer and space for under counter fridge and freezer. Wall mounted boiler. Useful understairs pantry cupboard. Light and power points. uPVC double glazed door providing access to the side and rear garden.

LANDING

Access to bedrooms and bathroom. Loft hatch and light.

BEDROOM ONE *14'25 x 7'60*

uPVC double glazed window with radiator beneath. Fitted wardrobes, light, and power points.

BEDROOM TWO *10'14 x 8'76*

uPVC double glazed window with radiator beneath. Fitted wardrobes, light, and power points.

BEDROOM THREE *9'08 max point x 5'43*

uPVC double glazed window and light point.

BATHROOM *7'12 x 5'78*

uPVC double glazed window. Panel bath, low level wc and pedestal handwash basin. Linen cupboard, radiator, and light point.

OUTSIDE

To the front of the property is an area laid to lawn and driveway providing off road parking. To the rear of the property is a pleasantly sized family garden with area laid to lawn with plant and shrub borders with patio area. Garden shed.

