



- THREE BEDROOMED
- LARGE PLOT
- UTILITY ROOM
- MODERN ENSUITE SHOWER
- DETACHED GARAGE
- LARGE PLOT

- DOUBLE EXTENSION TO REAR
- MODERN KITCHEN DINER
- FAMILY BATHROOM
- LARGE REAR GARDEN
- GENEROUS OFF ROAD PARKING
- IMMACULATE THROUGHOUT



**** LARGE CORNER PLOT ** THREE BEDROOM DOUBLE EXTENDED SEMI DETACHED ** ENSUITE SHOWER TO MASTER BEDROOM ** DETACHED GARAGE ** BEAUTIFUL ENCLOSED LARGER THAN AVERAGE REAR GARDEN **** Saltsman and Co Estate Agents are proud to present this exceptional three bedroom, double extended to the rear semi detached family home, beautifully positioned on an impressive corner plot. Meticulously maintained and thoughtfully enhanced, this elegant family home offers a rare combination of generous living space, refined presentation and superb outdoor areas, creating a property of real distinction. The substantial double extension to the rear provides an outstanding sense of scale, with the home offering a seamless blend of comfort and practicality throughout. Its enviable location ensures effortless access to a wide range of local amenities, highly regarded primary and secondary schools, and excellent transport connections, including the Manchester City Centre Metrolink and major motorway links. The ground floor features a welcoming entrance hall, a stylish lounge and a spacious dining kitchen complemented by a separate utility room. To the first floor, there are three well proportioned bedrooms, including a luxurious master suite with fitted wardrobes, complete with ensuite, alongside a contemporary family bathroom. Externally, the property continues to impress, with a beautifully maintained front garden, private driveway and detached garage. The rear garden is a true highlight: larger than average, fully enclosed and professionally landscaped, offering a generous patio area, manicured lawn and mature, well-tended borders that create a serene and private outdoor retreat. This outstanding home benefits from uPVC double glazing and gas central heating, and has been arranged with both style and functionality in mind. Internal viewing is strongly recommended to appreciate the quality, space and lifestyle this exceptional property has to offer.

ENTRANCE HALL

Double glazed front entrance door opening into entrance hall. uPVC double glazed window to the front elevation. Stairs providing access to all first floor accommodation and door providing access to the lounge.

LOUNGE 17'65 into bay x 12'12 into recess

uPVC double glazed bay window to the front elevation with radiator beneath. feature fire with attractive surround and hearth. Radiator, light and power points. Double glass panel doors opening into kitchen diner.

KITCHEN DINER 18'78 max x 17'86 max

Modern spacious L- shaped kitchen diner with uPVC double glazed window to the rear elevation with double stainless steel sink and drainer unit beneath. Fitted with a comprehensive range of wall and base units with complementary five ring induction hob with extractor above. Integrated double oven, integrated dishwasher and integrated fridge. Protected to splash back and tiled to floor. Two modern wall mounted vertical radiators, spotlights to ceiling and power points. uPVC double glazed patio doors providing access to the rear garden. Glass panel door providing access to utility room.

UTILITY 9'69 x 4'71

uPVC double glazed window to the side elevation. Plumbing for washing machine and space for dryer. Space for freestanding fridge freezer. Wall mounted boiler, tiled floor, light and power points. Double glazed door providing access to the side and rear garden.

LANDING

uPVC double glazed window to the side elevation. Access to bedrooms and bathroom.

BEDROOM ONE 16'31 x 11'23

uPVC double glazed window to the rear elevation with radiator beneath. Floor to ceiling fitted wardrobes and drawers. Door providing access to ensuite. Spotlights to the ceiling and power points. Door to ensuite shower room.

ENSUITE SHOWER 7'01 x 6'60

uPVC double glazed window to the rear elevation. Walk in modern glass screen shower cubicle. Low level wc and hand wash combined vanity unit. Tiled to splash back and panelled to walls, wall mounted heated chrome towel rail and spotlights to ceiling.

BEDROOM TWO 11'88 into recess x 9'22

uPVC double glazed window to the front elevation with radiator beneath. Laminate flooring, light and power points.

BEDROOM THREE 11'12 x 7'19

uPVC double glazed window to the side elevation with radiator beneath. Light and power points.

BATHROOM 7'79 x 4'34

uPVC double glazed window to the front elevation. Panel bath with wall mounted shower. Low level wc and vanity hand wash unit with storage below. Tiled to walls, radiator and spotlights to ceiling.

OUTSIDE

To the front of the property is a generous front garden with area laid to lawn and a driveway providing off road parking and access to the detached garage. To the rear of the property is a larger than average enclosed landscaped garden with spacious patio and area laid to lawn, with well stocked and maintained plant and shrub borders.

