home estate agents

There's no agent like home

Sherdley Road, Manchester, M8 4GE

Offers over £299,950

Situated in an elevated position in the popular area of Crumpsall, this spacious three-bedroom semi-detached property offers generous accommodation, well-maintained gardens and convenient access to a wealth of local amenities. Crumpsall boasts a vibrant community atmosphere, with a variety of shops, cafés, eateries, recreational facilities and local schools all within easy reach. The area is also well placed for access to picturesque parks and green spaces, providing plenty of opportunities to enjoy the outdoors.

Excellent transport links offer convenient connections to Manchester city centre and MediaCity, making the property an ideal choice for commuters. Its proximity to the local hospital is an added advantage for healthcare professionals and those seeking easy access to medical facilities.

The accommodation begins with an entrance porch leading into a welcoming hallway, with access to the lounge, separate dining room and kitchen. The separate reception rooms provide flexibility for both everyday family life and entertaining, while the kitchen offers practical space for food preparation and storage. To the first floor are three bedrooms, a bathroom comprising a bath and separate shower, together with a separate WC.

Externally, the property benefits from a well-maintained front garden with a pathway leading up to the entrance. To the rear is an enclosed garden featuring a paved patio area and lawned sections, providing a pleasant outdoor space for relaxing, entertaining and family use. A brick-built outbuilding offers useful additional storage.

Combining spacious accommodation, separate reception rooms and attractive outdoor space in a well-connected residential location, this property presents an excellent opportunity for families looking to make a home in the Crumpsall area.

GROUND FLOOR

Porch
5'0" x 6'2" (1.53m x 1.87m)
Door to front, double glazed windows to sides, door leading to:

Hallway
Two double glazed windows to front, radiator, stairs leading to first floor, doors leading to:

Lounge
14'0" x 14'2" (4.27m x 4.32m)
Double glazed bay window to front, feature fireplace with inset fire, two radiators.

Dining Room
14'9" x 11'9" (4.50m x 3.59m)
Double glazed bay window to rear, radiator.

Kitchen
10'0" x 10'3" (3.05m x 3.13m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, built-in hob with extractor hood over, double glazed window to rear, door leading out to rear garden.

FIRST FLOOR

Landing
Doors leading to:

Bedroom 1
14'8" x 14'1" (4.48m x 4.30m)
Double glazed bay window to front, radiator.

Bedroom 2
13'2" x 12'0" (4.01m x 3.66m)
Double glazed window to rear, radiator.

Bedroom 3
8'9" x 8'0" (2.67m x 2.44m)
Double glazed window to front, radiator.

Bathroom
9'5" x 7'0" (2.87m x 2.13m)
Three piece suite comprising, bath, pedestal wash hand basin and shower enclosure, tiled walls, double glazed window to rear, radiator.

WC
6'7" x 2'11" (2.01m x 0.89m)
Fitted with low-level WC, tiled walls, double glazed window to rear.

OUTDOOR
Well maintained garden to the front with pathway leading up to the property. Enclosed garden to the rear with paved patio area and lawned sections. Access to brick built outbuilding.

DISCLAIMER
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

WWW.HOMEEA.CO.UK

Phoenix House, 4 Huddersfield Road, Stalybridge, Cheshire, SK15 2QA
Tel: 0161 304 0000 **Email:** sales@homeea.co.uk www.homeea.co.uk