

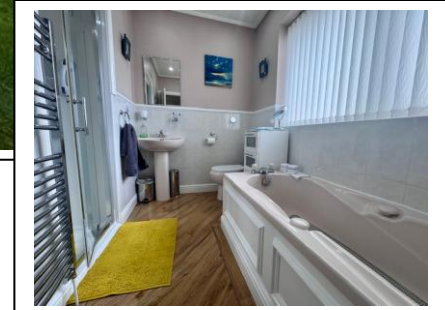
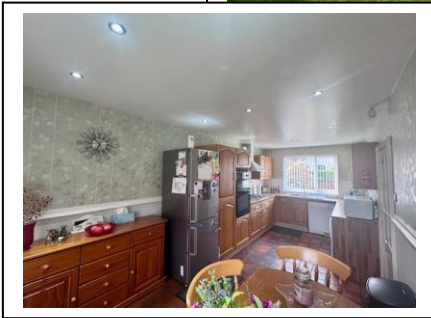


Northern Etchells Homes



Independent Estate Agents

**Mossack Avenue, Woodhouse Park,
Manchester, M22.**



OIRO £260,000

- **A Three Double Bed Mid Terrace/Sun Shine House**
 - **Through Lit Lounge & Dining Kitchen**
 - **Good Size Family Shower Room**
 - **Central Heating/UPVC Double Glazed**
 - **Gardens To Front/Side & Rear**
 - **Off Road Parking**
- **Delightful Plot With Low Maintenance Rear Garden**
 - **Ideal For Access To Motorway, Airport, Hospital, Schools, Shopping Facilities, Park & Bus/Metro Services**
 - **EPC Rating**

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The accommodation comprises: Ground Floor:

Hall: Accessed via a part glazed UPVC door. Stairs to the first-floor accommodation. A UPVC double glazed window gives natural illumination to the hallway. Panty cupboard. Additional storage cupboard which houses the utilities.

Lounge: 19'08 x 10'11

The focal point of this room is the feature fireplace. A spacious and bright through lit room in which to relax and entertain. UPVC double glazed front aspect window. UPVC double glazed French doors gives access to the rear garden. Radiator.

Dining Kitchen: 19'07 x 8'11

Fitted with base and eye level units. The base units are topped with complementary work surfaces. Tiled to cooking, washing and preparation areas. One and quarter bowl ceramic sink with mixer taps which is set beneath a UPVC double glazed front aspect window. Cooking appliances comprise: Oven, gas hob with modern canopy style extractor hood over. Ample space for various white goods. Ample space to accommodate a table and chairs for dining. Exit door to rear garden.

First Floor: Landing area. UPVC double glazed window provides natural illumination. Loft hatch to the boarded roof space.

Bedroom One: 10'11 x 8'06

UPVC double glazed front aspect window. Radiator. Light fitting and low-level electrical points provided. Ample space to accommodate free standing furniture in this double room.

Bedroom Two: 12'09 x 10'01

UPVC double glazed rear aspect window. Radiator. Light fitting and low-level electrical points provided. Ample space to accommodate free standing furniture in this double room.

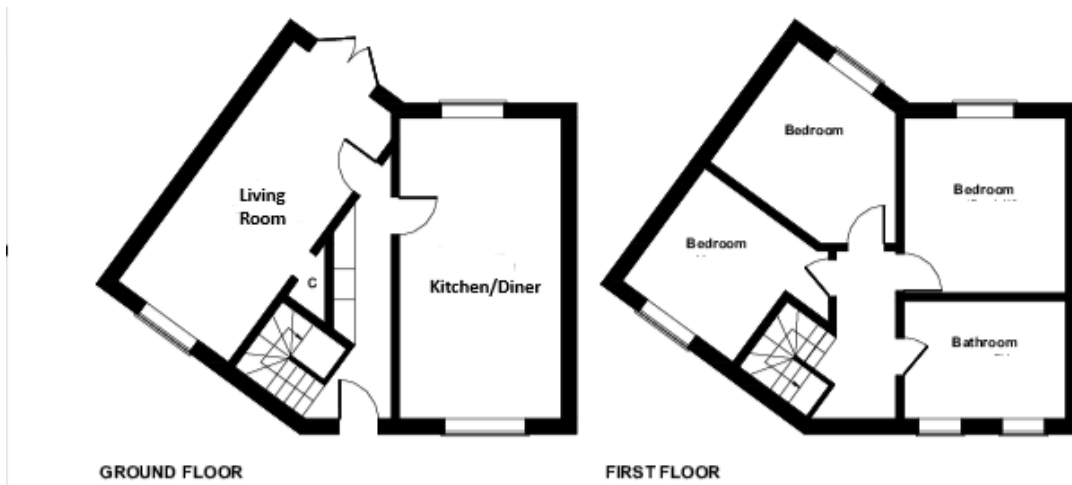
Bedroom Three: 11'04 x 8'10

UPVC double glazed rear aspect window. Radiator. Light fitting and low-level electrical points provided. Ample space to accommodate free standing furniture in this double room.

Bathroom: 8'11 x 5'05

Suite comprising: Walk-in shower with main feed shower over, wash hand basin, low level WC and bath. UPVC decorative glazed front window. Chrome towel rail style radiator.

Outside: The property occupies a good size plot and is located in a popular sought-after area. The large frontage with a lawned area that is planted out with flowering shrubs and bushes. Off Road parking to the paved driveway for several vehicles. The rear garden enjoys a good degree of sun in the afternoon especially in the summer months, ideal for alfresco dining and entertaining. Low maintenance garden with astro laid. External water tap.



Tenure: Freehold.

Council Tax: Manchester City Council.

Viewing: Appointment arrangements only call 0161 498 0049.

Disclaimer: These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Further more solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

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