A Three bedroom semi-detached property, situated in a popular and convenient area of Moston.

The property is well positioned for a range of local amenities, schools, parks and transport links, with Manchester city centre and surrounding areas also within easy reach.

The ground floor comprises an entrance vestibule leading into the lounge, with stairs rising to the first floor. To the rear is an open-plan kitchen/diner with French doors opening onto the garden.

To the first floor are two bedrooms, an additional box room/office and a family bathroom.

Externally, the property benefits from a brick-paved driveway providing off-road parking to the front, while to the rear is an enclosed paved garden.

Viewing is recommended to appreciate the accommodation and location on offer.

CLARKE & CO.

the property professionals

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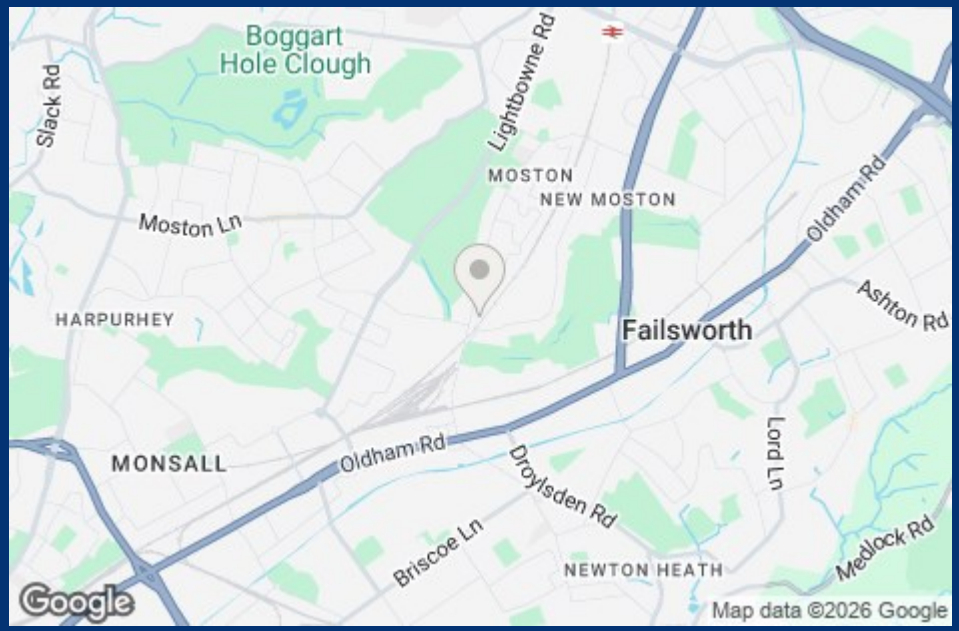
DEAN BROOK CLOSE, MANCHESTER, M40 0AZ



A three-bedroom semi-detached property with off-road parking and an enclosed rear garden, situated in a popular and convenient area of Moston. The property is well placed for local amenities, schools, parks and transport links, with Manchester city centre and surrounding areas within easy reach.

Externally, the property benefits from off-road parking to the front and an enclosed paved garden to the rear. Offering versatile accommodation together with useful outdoor space, this property is ideally suited to a range of buyers. Viewing is recommended.

Accommodation and Amenities

Entrance Vestibule
Front entrance door leading into the entrance vestibule, with access to the living room.

Living Room
A well-presented reception room with a front-facing UPVC double-glazed window, radiator and stairs leading to the first floor.

Kitchen
Fitted with a wide range of wall and base units and splashback tiling. Single bowl, single drainer stainless steel sink unit with mono tap and plumbing for an automatic washing machine. Space for a freestanding oven, fridge freezer and dining table. Rear-facing UPVC double-glazed window, French doors opening onto the rear garden, laminate flooring and radiator.

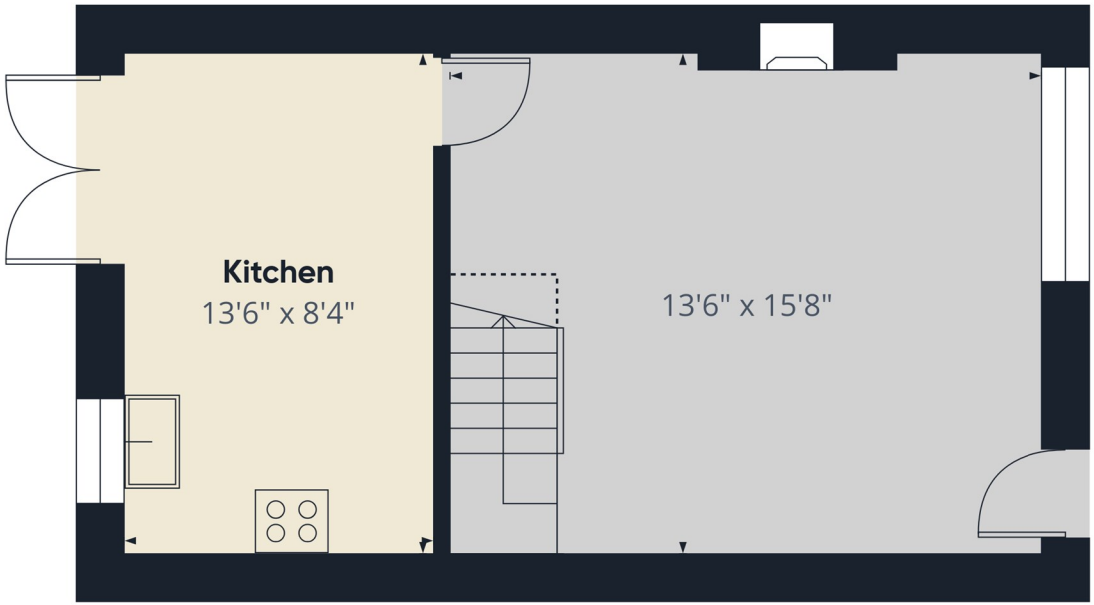
Stairs to first floor landing

Bathroom
Three-piece suite comprising a panelled bath with overhead shower and glass screen, WC and wash hand basin set within a vanity unit. Tiled walls, side-facing UPVC double-glazed window and chrome towel radiator.

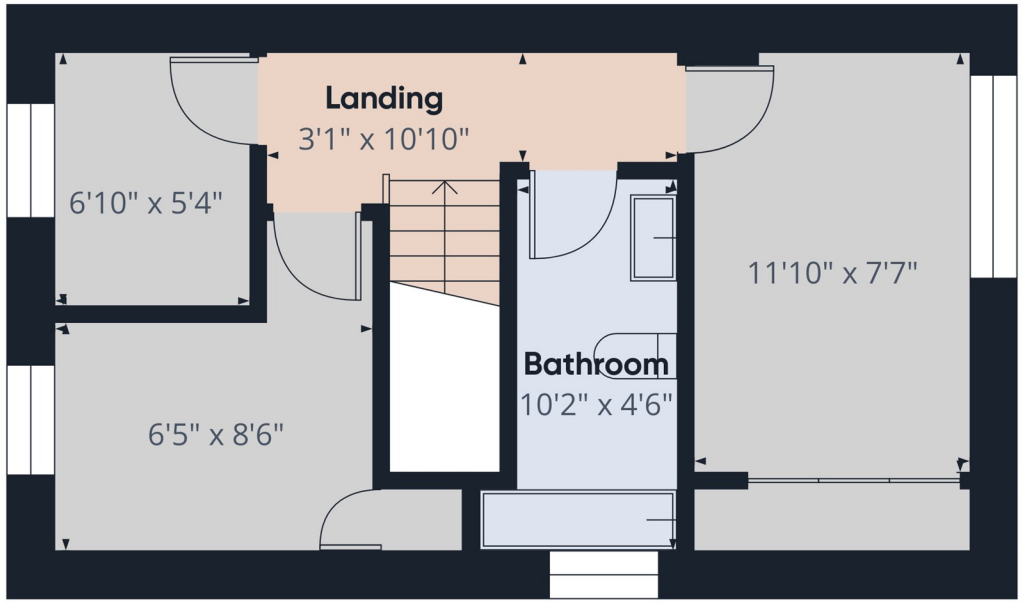
Bedroom One
Rear-facing UPVC double-glazed window, radiator and overhead storage cupboard.

Bedroom Two
Rear-facing UPVC double-glazed window, radiator and overhead storage cupboard.

Bedroom Three
Rear-facing UPVC double-glazed window and radiator.



Floor 0



Floor 1

Approximate total area(1)

619 ft²

Reduced headroom

14 ft²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Terms

LEASEHOLD

PRICE: £204,995

Disclaimer
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