ALAN RYAN
ESTATES AND LETTINGS

Price £265,000

34 Hereford Way, Manchester, M24 2WN

- Semi Detached Property
- Three Bedrooms
- Open Plan Lounge/Dining Room
- Modern Fitted Kitchen
- Conservatory
- Modern Family Bathroom
- Ample Off Road Parking & Garage
- Low Maintenance Rear Garden
- Sought After Location
- Viewings Are Highly Recommended

This well presented three bedroom semi detached property offers generous family living accommodation and is situated within a popular residential area of Middleton within easy access to excellent local schools and amenities, public transport links, walking distance of the open countryside and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, open plan lounge/dining room, modern fitted kitchen and conservatory all to the ground floor whilst to the first floor are three bedrooms and family bathroom. Externally to the front of the property is a small forecourt garden and a generous driveway providing ample off road parking leading to a detached garage, whilst to the rear is a well maintained rear garden with a lawn garden, decked patio area, stone outhouse with workbench and vice, stone and shrub borders and gated side access. The property further benefits from uPVC double glazing, newly fitted combi-boiler and gas central heating and viewing the property is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE PORCH : Via a uPVC double glazed entrance door with inner door leading to entrance hall.

ENTRANCE HALL : Via a uPVC double glazed entrance door with radiator and stairs leading to first floor.

OPEN PLAN LOUNGE/DINING ROOM :

LOUNGE : With laminate flooring, radiator and uPVC double glazed window to front elevation and archway leading to dining room.

DINING ROOM : With radiator and uPVC double glazed sliding doors leading to conservatory.

KITCHEN : With a range of wall ad base units, four ring halogen hob with extractor hood above, integrated oven, integrated microwave, integrated fridge freezer, composite sink unit with mixer tap, plumbed for washing machine, radiator, spotlights to ceiling and uPVC double glazed window to rear.

CONSERVATORY : Of brick and uPVC construction with insulated roof and double glazed French doors leading to rear garden.

LANDING : With loft access hatch and uPVC double glazed window.

BEDROOM ONE : A double bedroom with radiator and uPVC double glazed window.

BEDROOM TWO : A double bedroom with fitted wardrobes radiator and uPVC double glazed window.

BEDROOM THREE : A good size single bedroom with fitted wardrobes radiator and uPVC double glazed window.

BATHROOM : A modern bathroom suite comprising of vanity sink unit and WC, bath with over head shower, tiled walls and floor, spotlights to ceiling,towel radiator and uPVC double glazed window.

OUTSIDE : Externally to the front of the property is a small forecourt garden and a generous driveway providing ample off road parking leading to a detached garage, whilst to the rear is a well maintained rear garden with a lawn garden, decked patio area, stone outhouse with workbench and vice, stone and shrub borders and gated side access.

Address:
519 Middleton Road
Chadderton
OL9 9SH

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Email: sales@aschadderton.com

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavor to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property.