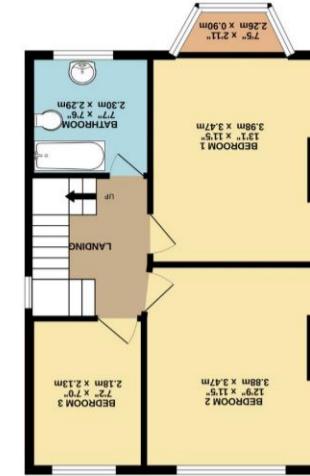


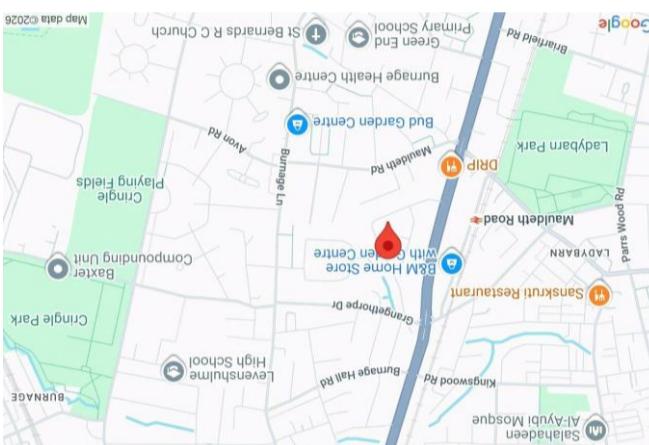
211 sq ft (19.6 sqm) approx.



1ST FLOOR AREA: 186 sq ft (17.2 sqm) approx.



GROUND FLOOR AREA: 509 sq ft (47.3 sqm) approx.





## ASKING PRICE £400,000

A BRIGHT AND SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME, with WELL-PRESENTED ACCOMMODATION throughout, located within easy access to major transport links around Manchester, a wide range of local amenities, and a selection of local reputable schools. 1206 Sq Ft.

The accommodation consists of an entrance hall with cloak room and stairs rising to the first floor.

Opening from the hallway is the bright and spacious living room with corniced ceilings and large bay window overlooking the front of the property. A door from the living room, leads through to the dining room, with double doors out to the garden. Running alongside, the kitchen is fitted with an ample selection of contemporary base and wall units, with space for white goods. Accessed through the kitchen is a useful pantry area. A door from the kitchen opens out to the garden.

The first floor reveals two well-proportioned double bedrooms and a generous single. The floor is served by the modern family bathroom.

Stairs from the landing, rise to the converted loft room and WC, creating an ideal office space – please be advised there are no building regs in place- sold as seen.

The property is approached via the block paved driveway with an area of garden frontage. Double gates to the side of the property provide access through to the enclosed garden, mainly laid to lawn, with a concrete patio area, and two outdoor wood outbuildings.

Freehold  
Council Tax Band: C  
Approx. 1206 Sq.Ft

*"A Bright & Spacious Family Home"*

