



 3
Bedrooms

 1
Bathroom





BEING SOLD CHAIN FREE

FREEHOLD PROPERTY

FANTASTIC FIRST TIME PURCHASE!! Trading Places are pleased to have available this fully modernised three bedroom mid terraced property which benefits from UPVC double glazed windows and gas central heating. The accommodation comprises entrance vestibule, entrance hall, lounge, dining room, spacious modern fitted kitchen, whilst to the first floor there are three good size bedrooms and a modern family bathroom . Outside: Palisade to front and a good size enclosed Courtyard to the rear with garden laid to lawn.

Call us on 0161 865 9220 to book your slot.

Hallway

Staircase leading to the first floor. Radiator.

Lounge

Double glazed bay window to front elevation. Two meter cupboards. Laminate floor. Radiator.

Dining Room

Double glazed window to rear elevation. Radiator. Laminate flooring.

Kitchen

Two double glazed windows to side elevation. Fitted with a range of wall and base units with contrasting worktops incorporating a single drainer sink with mixer tap. Four ring gas hob with oven below and extractor fan above. Wall mounted boiler. Door to the Courtyard.

Landing

Access to all first floor rooms.

Master Bedroom

Two double glazed windows to front elevation. Radiator.

Bedroom Two

Double glazed window to rear elevation. Radiator.

Bathroom

Modern white bathroom suite comprising:- Panel bath with shower over, pedestal wash hand basin and low level WC with push button flush. Part tiled to compliment. Double glazed frosted window.

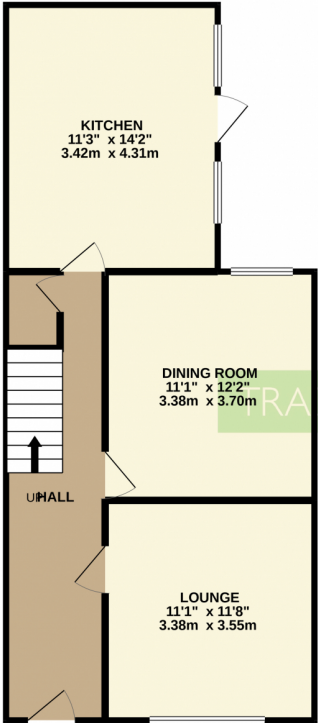
Bedroom Three

Double glazed window to rear elevation. Radiator.

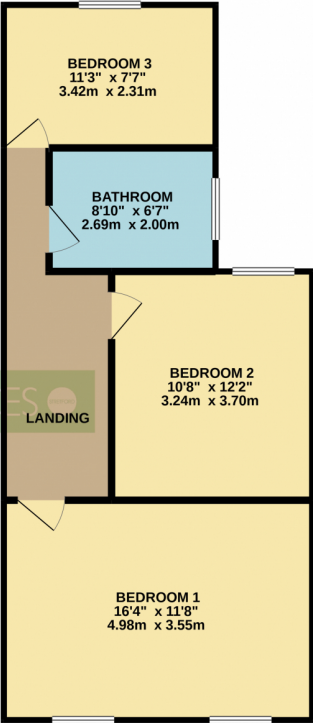
Courtyard

Paved Courtyard to the rear with gated access.

GROUND FLOOR
547 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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