



 **3**
Bedrooms

 **1**
Bathroom





SUPERB EXTENDED TRADITIONAL THREE BEDROOM SEMI DETACHED SITUATED ON A QUIET RESIDENTIAL AVENUE.

*****THROUGH LOUNGE*****

*****OPEN PLAN KITCHEN.DINER*****

*****CONSERVATORY*****

*****UTILITY ROOM*****

*****DETACHED GARAGE*****

This lovely spacious family property is beautifully presented throughout. On entering the light and airy hallway there is bay fronted lounge opening to a rear lounge with patio door opening to the Conservatory. It has a modern kitchen/dining family area and a separate utility room. To the first floor there are three bedrooms and a modern family bathroom.

Externally: - Paved driveway to the front with room for off road parking and gated access to a lovely rear garden which is mainly laid to lawn with shrub borders and a separate patio area. Detached Garage with power.

Location: - The property is situated on a quiet residential avenue and is within walking distance to good local schools, parks and has good transport links offering easy access into the City Centre, Media City and The Trafford Centre.

Entrance Hall 3.6m x1.9m

Door opening to a light and airy entrance hall with open spindle staircase leading to the first floor. Ceiling coving. Radiator. Laminate flooring.

Through Lounge 6.03m x 3.4m

Double glazed bay window to front elevation. Gas fire with feature wood surround. Ceiling coving. TV Point. Double panel radiator.

Double glazed door opening to: -

Conservatory 2.4m x 2.43m

Double glazed Conservatory with doors leading to the garden. Double panel radiator. Laminate flooring.

Kitchen/Diner 5.10m x 4.9m

A lovely spacious kitchen/dining area. Fitted with a range of cream modern wall and base units. with contrasting worktops incorporating a single

drainer sink unit with mixer tap. Integrated electric hob with oven below and extractor above. Integrated dishwasher and microwave. Space for large free standing fridge freezer. Separate kitchen Island. Ceiling spotlights, Laminate flooring Door to the rear.

Utility Room 2.27m x 1.48m

Fitted units housing the boiler. Plumbed for washing machine and space for dryer. Laminate flooring, Door to side.

Bedroom one 2.86m x 3.9m

Double glazed bay window to front elevation. TV Point. Single panel radiator and laminate flooring.

Bedroom Two 3.5m X 2.7m

Double glazed windows to rear elevation. Over bed storage units. Single built in wardrobe. Single panel radiator.

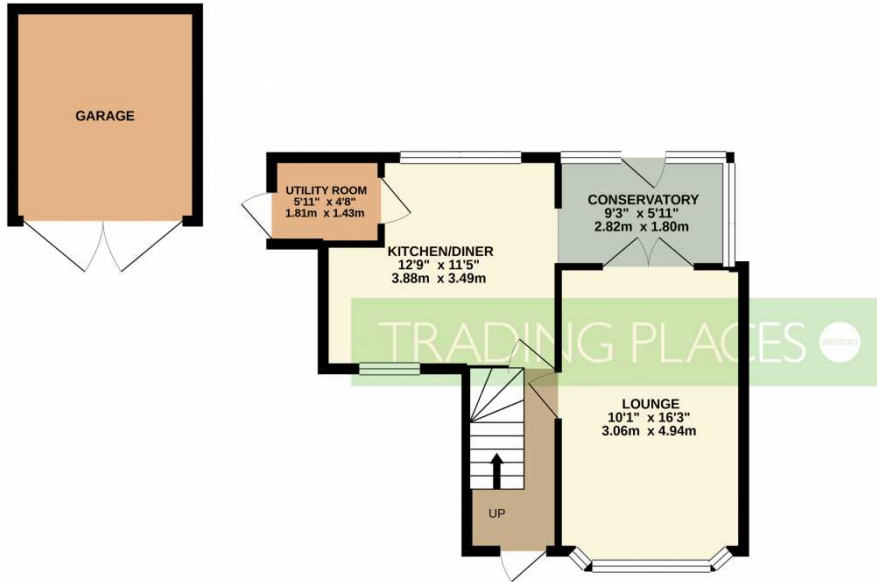
Bedroom Three 2.0m x 2.14m

Double glazed window to front elevation. Single panel radiator.

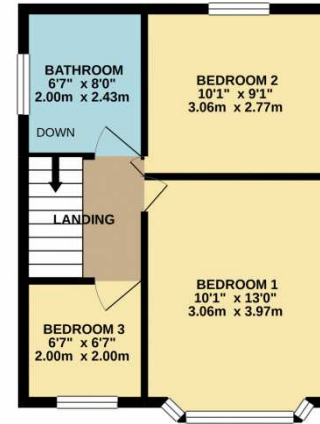
Bathroom 09m x 1.77m

Double glazed frosted window to side. White bathroom suite comprising: - panel bath with shower over and shower screen, wall mounted sink and low level WC with push button flush. Tiled to compliment.

GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 898 sq.ft. (83.4 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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