



 3
Bedrooms

 2
Bathrooms





LOVELY TRADITIONAL THREE BEDROOM SEMI DETACHED WITH EXTENDED KITCHEN SITUATED IN THE LOSTOCK AREA!!

SOLD WITH NO CHAIN!!!

Set in a great location for all local amenities offering great transport links including the M60 motorway network and just a short commute into Manchester City Centre, Media City, Salford Quays, and the ever popular Trafford Centre and also in the catchment area for Lostock High School and Humphrey Park train station is close by.

In brief this lovely well-maintained home briefly comprising: - Entrance Hall, large bay fronted through lounge with patio doors opening to the rear garden. A lovely kitchen/diner and the added benefit of a ground floor WC. To the first floor there are three bedrooms and a modern bathroom.

Externally: - There is a driveway to the front with room for off road parking and to the rear is an enclosed garden mainly laid to lawn with separate patio area. Detached garage.

Entrance hall 3.2m x 1.97m

UPVC door opening to a lovely light and airy hallway. Stairs leading to the first floor. Double panel radiator and tiled floor.

Through lounge 6.90m x 3.49m

Double glazed square bay window to front elevation. Gas fire with wood surround. TV Point. Two double panel radiators, Ceiling coving. Sliding double glazed patio doors opening to the rear garden.

Ground floor WC 1.31m x 1.12m

Fitted with a WC and wall mounted sink and small double glazed frosted window to the side. Fully tiled.

Kitchen/Diner 5.03m x 2.67m

Double glazed window to rear and side elevation. Fitted with a range of wall and base units with contrasting worktops incorporating a single drainer sink unit and mixer tap. Space for electric cooker. Plumbed for washing machine. Space for free standing fridge freezer. Double panel radiator. Dining area. Tiled floor. Door to side.

Landing

Access to all first-floor rooms.

Bedroom One 3.57m x 3.39m

Double glazed square bay window to front elevation. Ceiling fan. Radiator.

Bedroom Two 3.49m x 2.71m

Double glazed window to rear elevation. Double panel radiator.

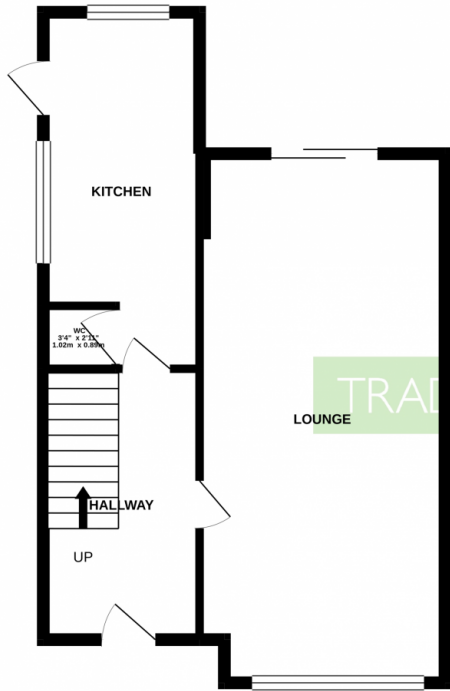
Bedroom Three 2.1m x 2.1m

Double glazed window to front elevation. Fitted storage cupboards, Double panel radiator.

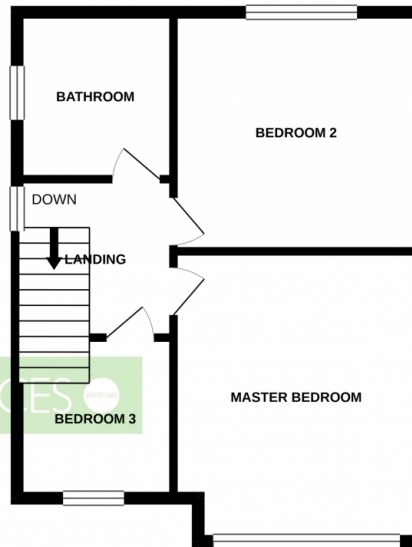
Bathroom 2.25m x 1.77m

Double glazed frosted window to side elevation. Lovely modern bathroom with corner shower unit, vanity wash hand unit and low-level WC. Chrome heated towel rail. Extractor fan. Fully tiled to compliment.

GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 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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