



 3
Bedrooms

 1
Bathroom





TRADITIONAL THREE BEDROOM SEMI DETACHED FAMILY PROPERTY.

CATCHMENT AREA FOR MOSS PARK JUNIOR SCHOOL

VICTORIA PARK WITHIN WALKING DISTANCE

Situated in a fantastic location for all local amenities and good transport links into Manchester City Centre, and the popular Trafford Centre and Salford Quays Media City. Well respected schools within walking distance.

This spacious accommodation briefly comprising: - Entrance hallway, dining room open to lounge with patio doors, modern fitted kitchen. To the first floor there are three good size bedrooms and a family bathroom.

EXTERNALLY: - Gated driveway to the front and a large enclosed paved garden to the rear.

Hallway

Staircase leading to the first floor. Alarm control panel. Double panel radiator. Laminate flooring.

Lounge 4.09m x 3.77m

Double glazed bay window to front elevation. Feature exposed brick chimney breast with gas fire. TV Point. Double panel radiator. Laminate flooring

Dining Room 4.00m x 3.56m

Double glazed sliding patio doors. Two double panel radiators. Laminate flooring.

Kitchen 2.9m x 2.07m

Fitted with a range of wall and base units with contrasting grey worktops incorporating a single drainer sink unit with mixer tap. Electric hob with oven below. Plumbed for washing machine and space for fridge freezer. Double panel radiator.

Landing

Double glazed window to the side. Access to all first floor rooms.

Bedroom One 4.56m x 2.60m

Double glazed bay window to front elevation. Fitted wardrobes. Double panel radiator.

Bedroom Two 3.80m x 3.09m

Double glazed window to rear elevation. Fitted wardrobes.

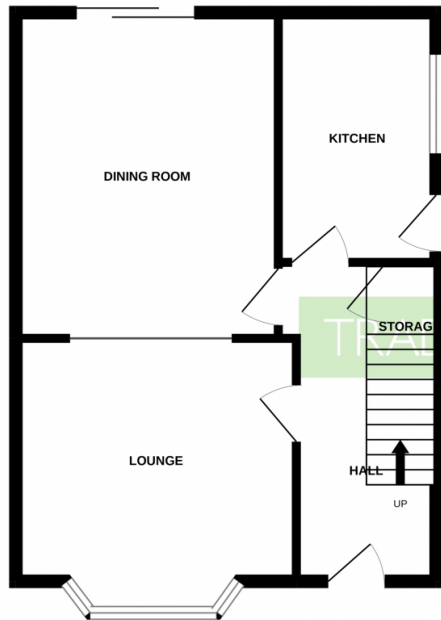
Bedroom Three 2.59m x 2.44m

Double glazed window to front elevation. Double panel radiator.

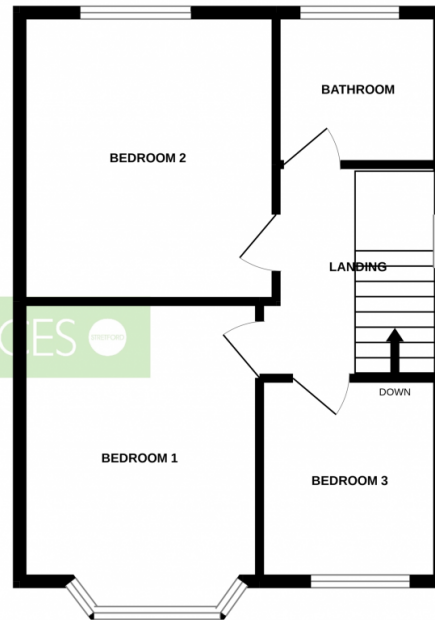
Bathroom 2.01m x 1.92m

Double glazed frosted window. Corner shower cubicle, Vanity wash hand basin and WC. Radiator. Tiled walls.

GROUND FLOOR



1ST FLOOR



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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