



3

Bedrooms



1

Bathroom





TRADING PLACES are pleased to have available this three bedroom semi-detached property which benefits from double glazing and gas central heating. Briefly the accommodation comprises of entrance porch, entrance hall, large reception room and fitted kitchen, whilst to the first floor there are three bedrooms and a bathroom. Outside: Garden to front and rear. Newly paved drive.

The property is situated just a short walk to Lidl and Tesco Hypermarkets, is in a good catchment area for the local schools and just a short car journey into Manchester City Centre and M60.

Good size family home, early viewing essential.

Entrance hall

Staircase to first floor. Radiator. Access to the lounge & kitchen.

- **Reception room**

8.33m x 3.36m

UPVC double glazed bay window to front elevation. Two vertical wall mounted radiators. Carpet. Glass sliding doors opening to the conservatory. Spotlights.

- **Conservatory**

- **4.41m x 2.90**

- Access to the garden.

- **Kitchen**

5.01m x 2.51m

Double glazed window to the rear. Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap. Space for Range style cooker. Space for free standing appliances. Radiator.

- **Landing**

UPVC double glazed window to half landing. Loft access.

- **Bedroom one**

4.13m x 2.76m

Double glazed window. Carpet. Fitted wardrobes. Radiator.

- **Bedroom two**

3.66m x 2.83m

- Double glazed window. Carpet. Fitted wardrobes. Radiator.

- **Bedroom three**

3.37m x 1.97m

- Double glazed window. Carpet. Radiator.

- **Bathroom**

1.94m x 1.69m

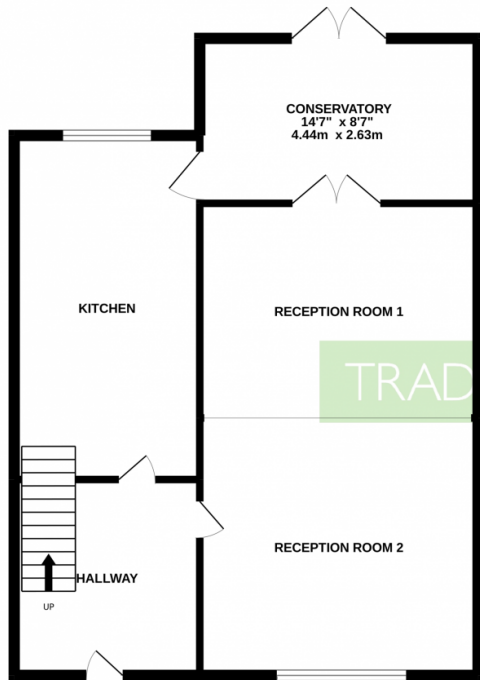
- Double glazed window. Corner walk in shower. Vanity Sink. Double glazed window to the side. W/C. Wall mounted Radiator. Marble effect floor tiles & wall tiles.

- **Outside**

Paved front drive.


- Back garden - Paved. Fencing all around.

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	50	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 



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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