



 **3**
Bedrooms

 **1**
Bathroom





THREE BEDROOM SEMI-DETACHED SOLD WITH NO CHAIN.

Set in a fantastic location for all local amenities, good local schools, and parks and within proximity to two Metrolink Tram Stations offering easy access into the City Centre, Media City and surrounding areas.

In brief the property comprises: - Entrance porch, entrance hall, Two reception rooms and a kitchen. To the first floor there are three bedrooms and a family bathroom.

Externally: - Paved driveway to the front and an enclosed garden to the rear laid to lawn.

Entrance Hall

Staircase leading to the first floor with understairs storage. Radiator. Laminate floor.

Reception One 3.72m x 3.60m

Double glazed bay window to front elevation. Radiator. Laminate flooring.

Reception Two 4.05m x 3.59m

Double glazed window. Radiator. Laminate flooring. Gas fire.

Kitchen 3.26m x 2.81m

Double Glazed window. Fitted with a range of wall and base units with contrasting worktops with space for free standing washing machine, fridge freezer and oven. PVC back door to access garden.

Landing

Double glazed frosted window to side elevation. Loft access.

Bedroom One 4.16m x 3.31m

Double glazed window to front elevation. Radiator. Carpet.

Bedroom Two 3.11m x 3.26m

Double glazed window to front elevation. Radiator. Carpet.

Bedroom Three 2.78m x 2.10m

Double glazed window to front elevation. Radiator. Carpet.

Bathroom 4.16m x 2.07m

Double glazed frosted window. Radiator. Bath with shower over. Sink. W/C.

Garden

Spacious garden. Lawn to rear. Fencing all around.

