



C 1, Haveley Road, Manchester, M22

Asking Price

£230,000

Three Bedroom Town House with Option of a Fourth

Superb Commuter Links

Private Off Road Parking to the Rear

Gas Central Heating/UPVC Double Glazing

Three Bathrooms

No Chain

Lounge to First Floor with Juliet Balcony

Accommodation to Three Floors

No Chain. Fabulous opportunity to acquire a three/ four bedroom family Townhouse. Offering versatility and the benefits of additional floor space over three floors the property briefly comprises of an entrance hall, large kitchen diner, utility room, downstairs WC on the ground floor. To the first floor there is a bedroom and a lounge which can be utilized as a fourth bedroom and then to the second floor there are two further bedrooms (one with an en suite shower room and a separate family bathroom. With easy access to both transport and motorway links making both the airport and Wythenshawe hospital easily accessible we would recommend early viewing.



Ground Floor

Entrance Hall

Staircase to the first floor, radiator, door to the Dining Kitchen



Dining/ Kitchen

23'4" (7m 11cm) x 9'5" (2m 87cm)

Modern fitted kitchen with vinyl to floor, a range of base and eye level units with complimentary units over, tiled splash backs, inset one and half sink and drainer with mixer tap, integrated four ring gas hob and electric oven with extractor hood over, space for fridge/freezer, sunken spotlights, UPVC double glazed patio doors to the rear garden. The dining side of the room has wood laminate to floor, radiator, UPVC double glazed window to the front aspect.



Downstairs WC

Vinyl to floor, low level WC, hand wash basin.

Utility Room

With vinyl to floor, base units with worktop and stainless steel sink unit, space for washing machine.



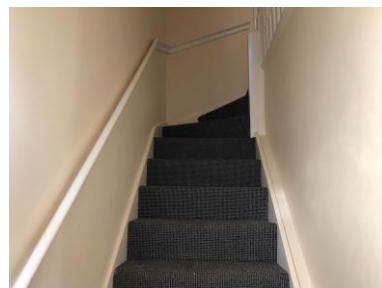
First Floor

All stairs and landings are carpeted.

Lounge/ Bedroom Four

13' (3m 96cm) x 12'2" (3m 70cm)

L-Shaped - Spacious lounge (possible fourth bedroom) with carpet to floor, radiator, UPVC Juliet balcony doors with wrought iron safety railing overlooking the rear garden, ample space for lounge furniture.



Bedroom One

10' (3m 4cm) x 6'4" (1m 93cm)

With carpet to floor, radiator, UPVC double glazed window to the front aspect.

Second Floor

All stairs and landings are carpeted.

Bedroom Two

10'2" x 9' (2m 74cm)

With carpet to floor, radiator, UPVC double glazed window to the rear aspect.



En Suite Shower Room

With vinyl to floor, walk-in shower cubicle, hand wash basin, low level WC

Bedroom Three

9'7" (2m 92cm) x 7'2" (2m 18cm)

With carpet to floor, radiator, UPVC double glazed window to the front aspect.

Bathroom

6'3" (1m 90cm) x 6'2" (1m 87cm)

With vinyl to floor, panel bath, hand wash basin, low level WC.

Outside

To the rear there is a secluded rear garden laid to lawn, bordered by wood panel fencing with a gate leading to the allocated parking space. There is a garden frontage and path with a wrought iron fenced boundary.

