

34 Coatbridge Street, Manchester, M11 4RD



- FREEHOLD & NO VENDOR CHAIN
- Mid Terrace House
- Open Plan Lounge/Dining Room
- Newly Fitted Kitchen
- Three piece white bathroom suite
- Ground Floor Wet Room
- Three Bedrooms (2 x double)
- Private Rear Courtyard
- G/C/H & Double Glazing
- Viewing Highly Recommended!!

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MAIN DESCRIPTION

*****FREEHOLD & NO VENDOR CHAIN*****

Stepping Stones are delighted to offer for sale this mid terrace property ideally situated for easy access to Manchester City Centre.

The internal accommodation in brief comprises; entrance hallway, open plan Lounge which leads into a second reception room and newly fitted Kitchen & ground floor wet room. To the first floor there are 2 double bedrooms & a third single bedroom and family bathroom.

Externally there is a private rear yard.



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ENTRANCE HALLWAY

Newly fitted uPVC front door, entrance hallway, laminate flooring, wall mounted radiator, ceiling light pendant, stairs leading to first floor & internal wooden door leading to ground floor accommodation.

LOUNGE

uPVC double glazed window to the front elevation, TV aerial point, wall mounted radiator, ceiling pendant & wall light, laminate flooring arch leading to Dining Area.

THROUGH DINING ROOM

uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling 4 way spotlight & wall light, laminate flooring, internal wooden door leading into Kitchen, feature gas fire with surround.

KITCHEN

Brand new fitted Kitchen, A range of high and low fitted kitchen units with contrasting worksurfaces and brick effect splash back tiling, plumbing for washing machine, wall mounted boiler, over hob chrome extractor fan, ceiling light point, space for tall fridge freezer, wall mounted radiator, breakfast bar area, uPVC window to rear elevation, brand new vinyl flooring, uPVC door leading to rear courtyard.

WET ROOM

uPVC frosted window to rear elevation, white pedestal sink, white W/C, vinyl flooring, tiled area for shower, electric shower, by folding wet floor screen.

STAIRS / LANDING

Brand new carpet flooring, ceiling light pendant, loft access, internal doors to the first-floor accommodation.



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MAIN BEDROOM

uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light point, laminate flooring.

BEDROOM TWO

uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light point, laminate flooring.

BEDROOM THREE

uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, brand new carpet.

BATHROOM

A three-piece suite comprising of low-level w/c. pedestal sink unit and bath with over bath mixer shower, uPVC frosted double glazed window to the side elevation, wall mounted radiator, ceiling light point and splash back tiling, vinyl flooring.

EXTERNAL

REAR - Private and Enclosed rear courtyard, low maintenance, external wooden gate for bin access.

FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.

Should you proceed with the purchase of this property these details must be verified by your Solicitor

Tenure - Freehold

Council Tax Band - A

EPC Rate - D



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