



St. Marys Road, Manchester

£135,000

**Ascend**  
Built on higher standards



## St. Marys Road, Manchester

Looking for a lovely home in the neighbourhood of Moston? This 2-bedroom mid-terrace featuring off-road parking, modern interiors and an enclosed rear garden is perfect for couples and small families.

Situated on the residential St Mary's Road, this property benefits from a variety of immediately local amenities, such as Broadhurst Park and Lower Memorial Park, the frequent 181 and 182 bus link with the stop right outside the house, and nearby supermarkets and shops.

The front of the property instantly impresses with its well-presented, block paved driveway suitable for 1 vehicle, and modern uPVC windows and front door. As you enter through the porch, you're welcomed to a bright living room that is decorated to a modern taste. Offering grey, wooden floor for practicality and integrated alcove cupboards and shelves, this front facing room makes a fantastic lounge for entertaining and unwinding. It also benefits from an under-stair storage cupboard, ideal for keeping the vacuum cleaner and other items neatly tucked away.

The kitchen diner is also a generously sized feature of the home, presented with a glossy white and black theme in the form of wall tiles and sleek units. It features ample cupboard space as well as an integrated cooker and extractor fan. This part of the house has both a door to access the rear garden, as well as a kitchen sink window overlooking the lawn.

### Porch

Front entrance door. Internal door opening to:-

### Lounge

14'01 into recess x 12'10 (4.29m into recess x 3.91m)

Upvc double glazed window to the front elevation. Radiator. Cupboard housing meters. Under stairs storage cupboard.

Door to:-

### Kitchen Diner

14'01 x 7'09 (4.29m x 2.36m)

Wall mounted and base level units with work top surfaces over incorporating stainless steel sink. Electric oven and grill with hob and extractor over. Space for a fridge freezer, plumbing for an automatic washing machine. Part tiled walls, wood effect flooring, Upvc double glazed window and external door to rear garden.

### First floor landing

Loft access point. Doors to:-

### Bedroom One

11'09 maximum to wardrobe front x 10'10 (3.58m

maximum to wardrobe front x 3.30m)

Front aspect Upvc double glazed windows. Radiator.

Built in wardrobes with sliding doors.

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

### Bedroom Two

9'08 x 5'08 (2.95m x 1.73m)

Rear aspect Upvc double glazed window. Radiator.

### Bathroom

6'03 x 5'08 (1.91m x 1.73m)

Furnished with a 3 piece suite comprising: Panelled bath with mixer tap and shower attachment. Vanity wash hand basin with storage cupboard and a low level WC. Fully tiled walls. Rear aspect Upvc double glazed window.

### External - Front

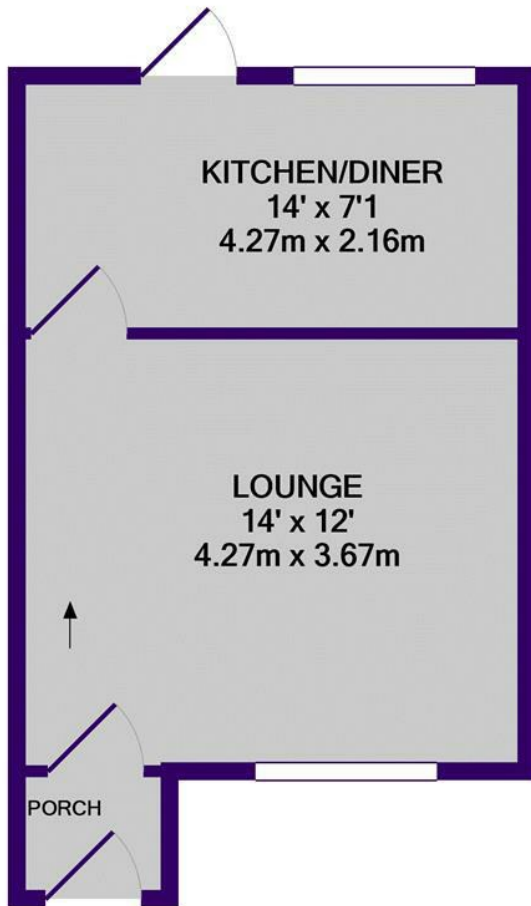
To the front of the property there is a block paved driveway providing off the road parking. Fenced borders.

### External - Rear

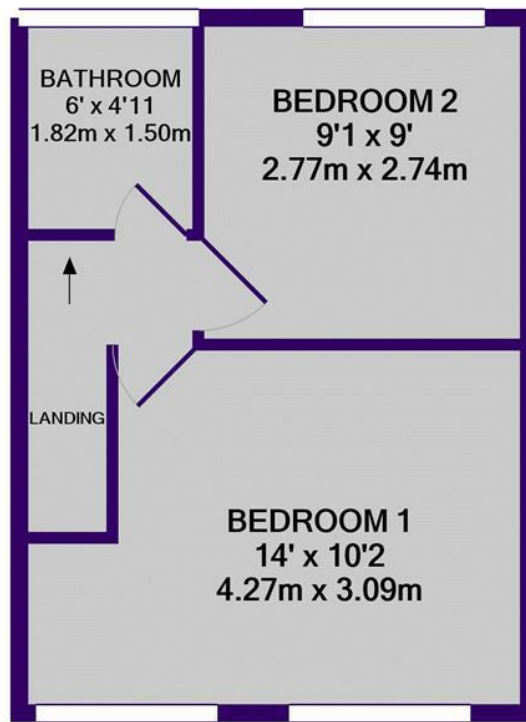
The rear of the property benefits from an enclosed rear garden with paved walkways and fenced boundaries providing a degree of privacy.

A rear gate provides access to a communal walkthrough for bin access.





GROUND FLOOR  
APPROX. FLOOR  
AREA 283 SQ.FT.  
(26.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 268 SQ.FT.  
(24.9 SQ.M.)

**TOTAL APPROX. FLOOR AREA 551 SQ.FT. (51.2 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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