

**VICTORIA AVENUE EAST, MANCHESTER, M9 7HW**



- Three Bed Semi Detached
- Extended Kitchen
- Large Gated Driveway
- No Onward Chain Delay
- Gardens to Front & Rear
- Two Reception Rooms
- Early Viewing Advised
- FREEHOLD



**£265,000**

**BOLTON**

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Cardwells estate agents are delighted to bring to market this three bedroom semi detached home. Conveniently located close to superb transport links, amenities and Manchester town centre this lovely home is offered with no onward chain and comprises; entrance porch, hallway, lounge, dining room, extended kitchen, three bedrooms and a shower room. Externally this property boasts a large gated driveway for numerous cars and a hard landscaped rear garden. Benefiting from gas central heating and double glazing throughout this property would suit a growing family looking to put their own stamp on a lovely home! Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Porch** Door to hallway

**Hallway** Stairs to first floor. Radiator, ceiling light point. Under stairs storage housing boiler.

**Lounge** 13' 0" x 11' 3" (3.96m x 3.43m) UPVC double glazed bay window to front aspect. Radiator, ceiling light point. Open plan to dining room.

**Dining Room** 15' 2" x 11' 4" (4.62m x 3.45m) UPVC sliding patio doors to rear garden. Feature gas fire and surround. Radiator. Ceiling light point.

**Kitchen** 15' 2" x 11' 4" (4.62m x 3.45m) Two UPVC double glazed windows to rear aspect. Radiator. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Plumbed for washing machine and dishwasher. Space for fridge freezer. Ceiling light point.

#### **First Floor Landing**

**Bedroom 1** 13' 5" x 8' 6" (4.09m x 2.59m) UPVC double glazed bay window to front aspect. Radiator, ceiling light point. Fitted wardrobes.

**Bedroom 2** 12' 1" x 8' 8" (3.68m x 2.64m) UPVC double glazed windows to rear. Radiator. Ceiling light point. Fitted wardrobes.

**Bedroom 3** 6' 7" x 6' 7" (2.01m x 2.01m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Shower Room** Shower cubicle with overhead electric shower. Wash hand basin. Wall tiled. Radiator. UPVC double glazed window to rear aspect. Ceiling light point.

**Separate WC** low flush wc. Wall tiling. UPVC double glazed window to side aspect. Ceiling light point.

**Externally** Landscaped laid to lawn gardens to the front with a gated blocked paved driveway for numerous cars. To the rear is a block paved landscaped rear garden and freestanding shed.

**Price** £265,000

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**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. We encourage all interested parties to seek clarification of this from their solicitor

**Council Tax** The property is situated in the City of Manchester and is therefore liable for Manchester Council Tax. The property is C rated which is at an approximate annual cost of £1,940 (at the time of writing).

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

**Flood Risk** Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having "No" risk of flooding.

**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

