



*** FREEHOLD * PERFECT FIRST BUY OR INVESTMENT * BEAUTIFULLY PRESENTED THROUGHOUT * THREE BEDROOMS * POPULAR RESIDENTIAL AREA * This EXCELLENT HOME has undergone EXTENSIVE RENOVATION in the last four years including gas central heating fitted, kitchen extension, fully re-plastered, re wire, new kitchen, bathroom & fully decorated throughout. Featuring 3 BEDROOMS & a modern family bathroom to the first floor, whilst the GROUND FLOOR comprises of an entrance hallway, MODERN fitted kitchen, large lounge & dining room (open plan). Benefiting from UPVC DOUBLE GLAZED WINDOWS & 'COMBI' GAS CENTRAL HEATING as well as POTENTIAL FOR OFF-ROAD PARKING and WELL-MAINTAINED GARDEN TO THE REAR, the property is located in a POPULAR RESIDENTIAL AREA walking distance to shops, parks, schools, public transport & motorway networks. A PERFECT FIRST HOME OR INVESTMENT ALIKE, CALL US NOW TO BOOK YOUR VIEWING!!**

**Chadwick Road
Manchester, M30 0WP**

Offers in Excess of £160,000

**0161 794 2888
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Lounge/Diner 22' 5" x 15' 3" (6.83m x 4.64m)

Laminated flooring, two ceiling light points, two radiators, two double glazed windows, french doors to the rear garden, tv point & power point.

Hallway

Carpeted, composite external door.

Kitchen 9' 0" x 6' 6" (2.74m x 1.98m)

Laminated flooring, double glazed window, wall and base units, wooded work surfaces, stainless steel extractor, tiled splash back, stainless steel sink, integrated washing machine, electric oven and gas hob.

Bedroom One 12' 3" x 9' 1" (3.73m x 2.77m)

Carpeted, ceiling light point, double glazed bay window, radiator and power points.

Bedroom Two 9' 9" x 9' 1" (2.97m x 2.77m)

Carpeted, double glazed window, ceiling light point, radiator.

Bedroom Three 6' 9" x 5' 9" (2.06m x 1.75m)

Carpeted, ceiling light point, radiator, double glazed window and power points.

Bathroom 6' 0" x 5' 5" (1.83m x 1.65m)

Lino flooring, double glazed window, thermo shower over bath. hand wash basin, W.C., heated towel rail, fully tiled walls and ceiling light point.

Externally

Low maintenance gardens to both the front and rear. Paved path leading to the door and gravelled area currently used for off road parking. The rear garden benefits from artificial grass and paved seating area. Access to the front & rear of the property via a secure side gate.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.



