



HILLS

CHAIN FREE * PERFECT FIRST HOME * EXTENDED TO THE REAR * WELL PRESENTED THROUGH OUT * This fabulous property is coming to the market chain free, the ground floor consists of a porch, entrance hall, SPACIOUS LOUNGE, SECOND RECEPTION ROOM and an EXTENDED FITTED KITCHEN. The first floor offers TWO BEDROOMS (fitted furniture to the second) and a MODERN FITTED BATHROOM. Gas central heating (new boiler within the last five years) and double glazed throughout along with AMPLE STORAGE. Externally there are WELL MAINTAINED GARDENS TO THE FRONT & REAR. Ideally positioned on a quiet CUL DE SAC close to EXCELLENT AMENITIES & FANTASTIC TRANSPORT LINKS. CALL THE TEAM NOW TO BOOK YOUR VIEWING.

**Bradburn Street
Manchester, M30 0UB**

£170,000

**0161 7074900
sales@hills.agency**

Additional Notes

In the kitchen the fridge/freezer, microwave and washing machine will remain in the property, along with the integrated appliances i.e. Dishwasher, hob, oven and integrated fridge. All blinds and light fittings will be left. The current owners have recently replaced all of the flooring throughout the property and the property benefits from a new (electric) consumer unit. The property has undergone a programme of works including being decorated (not main bedroom), has new fencing, new external doors and new internal doors upstairs. Externally, the guttering and fascia boards have been replaced.

Hallway

Ceiling light point and access to living room.

Lounge 14' 1" x 11' 1" (4.29m x 3.38m)

Ceiling light point, double glazed window to the front, wall mounted radiator as well as a gas fire.

Dining Room 14' 2" x 7' 8" (4.31m x 2.34m)

Ceiling light point, double glazed window to the rear and wall mounted radiator. Storage cupboard and under stairs storage.

Kitchen 12' 4" x 7' 9" (3.76m x 2.36m)

Fitted with a range of wall and base units with complementary work surfaces and integral sink and drainer unit. Integral oven and gas hob unit and fridge. Space for freezer, washing machine and dryer. Ceiling spot lights, wall mounted radiator, uPVC door to the side and double glazed window to the rear.

Landing

Ceiling light point and access to bedrooms and bathroom

Bedroom One 14' 2" x 12' 1" (4.31m x 3.68m)

Ceiling light point, two double glazed windows to the front and wall mounted radiator. Fitted wardrobes and storage above stairs.

Bedroom Two 8' 8" x 7' 0" (2.64m x 2.13m)

Ceiling light point, double glazed window to the rear, wall mounted radiator as well as fitted wardrobes.

Bathroom 8' 1" x 7' 0" (2.46m x 2.13m)

Fitted with a three piece suite including a hand wash basin, W.C and bath with thermo shower over. Ceiling spot lights, double glazed window and wall mounted radiator.

Externally

To the front of the property is gated, well maintained garden and there is gated side access to the front.



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.



