



**HILLS**

**\* PERFECT FIRST HOME OR INVESTMENT \* TWO DOUBLE BEDROOMS & FULLY CONVERTED LOFT ROOM \* PRIVATE REAR GARDEN \* This SUPERB PROPERTY offers 2 DOUBLE BEDROOMS and a LOFT ROOM and a MODERN FITTED BATHROOM spread over the upper two floors, whilst the SPACIOUS GROUND FLOOR features an entrance hall, TWO RECEPTION ROOMS (OPEN PLAN), and a FITTED MODERN KITCHEN. The property is FULLY GAS CENTRAL HEATED & UPVC DOUBLE GLAZED internally, and benefits externally from a PRIVATE REAR GARDEN. Ideally positioned in a POPULAR RESIDENTIAL AREA within WALKING DISTANCE TO THE TRAFFORD CENTRE any many other local amenities. SURE TO BE POPULAR, CALL US NOW TO BOOK YOUR VIEWING.**

**Higher Croft  
Manchester, M30 7AX**

**Offers in Excess of £170,000**

**0161 7074900  
sales@hills.agency**

**Reception One 12' 10" x 13' 2" (3.91m x 4.01m)**

Double glazed window to the front, ceiling light point, wall mounted radiator and carpeted floor.

**Reception Two 15' 6" x 12' 4" (4.72m x 3.76m)**

Double glazed window to the rear, ceiling light point, wall mounted radiator and laminate floor.

**Kitchen 14' 2" x 14' 4" (4.31m x 4.37m)**

Fitted with a range of wall and base units with complementary roll edge work surfaces and a built in stainless steel sink and drainer. Built in oven, hob and fridge freezer. Space for washing machine. Double glazed window to the rear and uPVC door to the side. Tiled floor.

**Hallway 17' 2" x 6' 11" (5.23m x 2.11m)**

UPVC door, ceiling light point, wall mounted radiator and carpeted floor.

**Bathroom 14' 11" x 8' 2" (4.54m x 2.49m)**

Fitted with a new three piece suite comprising of low level W.C, pedestal hand wash basin and panelled bath with shower over. Double glazed window to the rear and insert lights.

**Bedroom One 14' 4" x 9' 9" (4.37m x 2.97m)**

Double glazed window to the rear, ceiling light point, wall mounted radiator and carpeted floor.

**Bedroom Two 14' 0" x 16' 2" (4.26m x 4.92m)**

Double glazed window to the front, ceiling light point, wall mounted radiator and carpeted floor.

**Loft Room 18' 1" x 12' 2" (5.51m x 3.71m)**

Velux windows, ceiling light point and carpeted floor.

**Externally**

Private rear garden with paved seating area.



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.



