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Hills Residential

* PERFECT FIRST BUY OR FAMILY HOME * WELL PRESENTED THROUGHOUT * FREEHOLD * CLOSE TO GOOD LOCAL SCHOOLING * POTENTIAL FOR LOFT CONVERSION * This FANTASTIC PROPERTY features 3 GENEROUS BEDROOMS and a FAMILY BATHROOM to the first floor, whilst the SPACIOUS GROUND FLOOR comprises of an entrance hall, RECEPTION ROOM, and a fitted KITCHEN. UPVC DOUBLE GLAZED & GAS CENTRAL HEATED, the property also benefits from a FULLY BOARDED LOFT with fitted Velux windows & ROOF REPLACEMENT (4 years ago), LOW MAINTENANCE GARDEN TO THE REAR as well as OFF-ROAD PARKING FOR MULTIPLE CARS TO THE FRONT. Ideally positioned in a POPULAR RESIDENTIAL AREA close to shops, parks, schools, and excellent transport links, CALL US NOW TO BOOK A VIEWING.

Chatley Road
Manchester, M30 7PD

Monthly Rental Of £995

0161 794 2888
swinton@hillsresidential.co.uk

Entrance Hall 10' 1" x 5' 8" (3.07m x 1.73m)

Laminated flooring, radiator, hard wood external door, alarm controls and ceiling light point.

Kitchen 10' 6" x 7' 6" (3.20m x 2.28m)

Laminate tiled flooring, partially tiled walls, stainless steel sink, splash back and extractor, gas hob and oven, hard wood external door, wall and base units, power points and a ceiling light point.

Lounge 21' 6" x 11' 4" (6.55m x 3.45m)

Laminate flooring, two ceiling light points, two double glazed windows at the front and rear of the room, radiator, power points, phone point.

Landing

Carpeted, power point, ceiling light point and access to the boarded loft with two velux windows and a new roof.

Bedroom One 15' 5" x 11' 2" (4.70m x 3.40m)

Carpeted, radiator, double glazed window to rear, ceiling light point, built in storage and power points.

Bedroom Two 15' 5" x 10' 1" (4.70m x 3.07m)

Laminated flooring, double glazed window to the front, power points, ceiling light point and radiator.

Bedroom Three 9' 8" x 7' 7" (2.94m x 2.31m)

Laminated flooring, double glazed window to the front, ceiling light point, radiator and fitted wardrobes.

Externally

This fabulous property features a double side by side drive way to the front and a large low maintenance rear garden with a paved patio area, lawn, detached garage and two metal sheds.



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.



