



\* 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.









