



HILLS

* PRESENTED TO A HIGH STANDARD THROUGHOUT * MODERN KITCHEN & BATHROOM * OFF ROAD PARKING TO THE REAR *
Take a look at this TWO DOUBLE BEDROOM terrace home! This brilliant property features, TWO RECEPTION ROOMS and a FITTED MODERN KITCHEN to the ground floor. To the first floor there are TWO DOUBLE BEDROOMS & a FOUR PIECE FITTED BATHROOM. UPVC DOUBLE GLAZED & GAS CENTRAL HEATED, the property also benefits from a LOW MAINTENANCE LANDSCAPED GARDEN to the rear, along with OFF ROAD PARKING. Ideally located in a POPULAR RESIDENTIAL AREA on a quiet CUL DE SAC which is well within walking distance to THE TRAFFORD CENTRE, and close to many further local amenities including Tesco Express & Godfrey Ermen Primary School, and excellent transport links, COULD THIS BE THE PERFECT PROPERTY FOR YOU? CALL US NOW TO BOOK A VIEWING!

**Tetlow Grove
Manchester, M30 8GE**

Offers in Excess of £180,000

**0161 7074900
sales@hills.agency**

Entrance Hallway

Ceiling light point, wall mounted radiator and a hardwood front door. Access to both reception rooms and stairs leading up to the 1st floor landing

Lounge 12' 2" x 10' 7" (3.71m x 3.22m)

Ceiling light point, wall mounted radiator, double glazed window to the front elevation. Hardwood flooring and an original fire and wood surround.

Dining Room 13' 1" x 11' 4" (3.98m x 3.45m)

Ceiling light point, French doors open onto the rear garden, hardwood floor and a brick fireplace acts as an excellent focal point of this great room

Kitchen 8' 5" x 7' 6" (2.56m x 2.28m)

Fitted with a modern range of wall and base units with complementary work surfaces and an integral sink and drainer unit. Built in double oven, gas hob and extractor fan over. Integrated fridge/freezer and dishwasher. Ceiling light point, double glazed window and tiled floor. Boiler.

First Floor Landing

Ceiling light point, loft access with drop down ladder. Carpeted floors and access to all rooms.

Bedroom One 14' 5" x 12' 0" (4.39m x 3.65m)

Ceiling light point, double glazed window to the front elevation and a wall mounted radiator. Carpeted flooring.

Bedroom Two 13' 3" x 9' 1" (4.04m x 2.77m)

Ceiling light point, wall mounted radiator and a double glazed window to the rear elevation. Hardwood flooring.

Bathroom 8' 8" x 7' 3" (2.64m x 2.21m)

Fitted with a modern four-piece suite including free-standing bath, shower cubicle, low level W.C and a hand wash basin. Ceiling light point, tiled floor and double glazed window to the rear elevation. Heated towel rail.

Externally

To the front is a low maintenance garden set behind low lying brick built wall and gate. To the rear is an enclosed garden laid to lawn and off-road parking.



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.





