



HILLS

Tucked away at the bottom of the CUL DE SAC is this fabulous DETACHED FAMILY HOME with a BLOCK PAVED DRIVE offering off road parking for up to 3 cars. Upon entering the entrance hallway which leads you to the DOWNSTAIRS BATHROOM and the SPACIOUS OPEN PLAN LOUNGE & DINING ROOM then in to the full width CONSERVATORY which over looks the LOW MAINTENANCE REAR GARDEN complete with a LAWN, storage shed and gated side access which can be entered via the French doors, entering back in to the FITTED KITCHEN through the side door. The first floor offers three well proportioned bedrooms the master positioned to the front and second double positioned at the rear both come complete with fitted wardrobes, whilst the third generous single has a large storage cupboard above the stairs. Just off the landing is the FAMILY BATHROOM and loft access. Ideally positioned within walking distance to both local OUTSTANDING SCHOOLS ST GILBERTS & ST PATRICKS as well as the playing fields just off Gorton st. This development is close to shops, a petrol station and the POPULAR WINTON PARK, along with being surrounded by fantastic transport links MAKING THIS THE PERFECT FAMILY HOME. CALL AND SECURE YOUR VIEWING WITHOUT DELAY!

**Finstock Close
Manchester, M30 7NT**

Offers in Excess of £260,000

**0161 7074900
sales@hills.agency**

Hall

Ceiling light point, uVPC door to the front and wall mounted radiator.

Downstairs W.C 6' 7" x 2' 8" (2.01m x 0.81m)

Fitted with a two piece suite including a hand wash basin and W.C. Ceiling light point, double glazed window to the front and wall mounted radiator.

Lounge 15' 6" x 14' 4" (4.72m x 4.37m)

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

Diner 8' 7" x 6' 8" (2.61m x 2.03m)

Ceiling light point and wall mounted radiator.

Kitchen 8' 7" x 8' 3" (2.61m x 2.51m)

Fitted with a range of modern wall and base units with complementary work surfaces and integral sink and drainer unit. Integrated gas hob and electric oven unit and space for fridge-freezer, washing machine and dryer. Ceiling spot lights, double glazed window to the rear and uVPC door to the rear. Storage under stairs and boiler.

Conservatory 14' 9" x 11' 4" (4.49m x 3.45m)

Ceiling light point, two wall mounted radiators and french doors to the rear.

Landing

Ceiling light point and access to bedrooms and bathroom.

Bedroom One 13' 6" x 8' 9" (4.11m x 2.66m)

Ceiling light point, double glazed window and wall mounted radiator. Fitted wardrobes.

Bedroom Two 9' 8" x 9' 0" (2.94m x 2.74m)

Ceiling light point, double glazed window and wall mounted radiator. Fitted wardrobes

Bedroom Three 9' 7" x 6' 4" (2.92m x 1.93m)

Ceiling light point, double glazed window and wall mounted radiator. Storage over stairs.

Bathroom 6' 2" x 5' 5" (1.88m x 1.65m)

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

Externally

To the front is a paved driveway that fits up to three cars. To the rear is a large lawn with planted borders with gated side access from 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.



