



\* A FABULOUS HOME FOR FAMILIES & FIRST TIME BUYERS ALIKE \* SPACIOUS PERIOD TERRACE PROPERTY \* POPULAR RESIDENTIAL AREA \* This FANTASTIC PROPERTY features an entrance hall way that leads you through to a BAY FRONTED LOUNGE & GENEROUS SECOND RECEPTION ROOM, continuing on to the fitted KITCHEN & DINING ROOM with integral appliances which flows through to the FITTED UTILITY ROOM with a DOWNSTAIRS W.C. & PANTRY. The SUNDRENCHED REAR GARDEN with seating area and raised lawn can be access via both the kitchen & utility room. The first floor of this property has THREE DOUBLE BEDROOMS off the landing where the loft space is accessed as well as the FITTED BATHROOM. Ideally Located within walking distance to local shops, parks & schools as well as the Trafford CENTRE. This property is also surrounded by excellent public transport & motorway links. CALL THE TEAM TO SECURE YOUR VIEWING NOW!

33 Cecil Road  
Manchester, M30 0FZ

Offers in Excess of £200,000

0161 7074900  
sales@hills.agency

## Entrance Hall

Ceiling light point, wall mounted radiator and new front door.

## Lounge 15' 1" x 11' 0" (4.59m x 3.35m)

Ceiling light point, two wall light points and double glazed bay window to the front. Open fire place and wall mounted radiator.

## Reception Two 14' 7" x 11' 8" (4.44m x 3.55m)

Ceiling light point, double glazed window to the rear, electric fire place and wall mounted radiator.

## Kitchen 14' 6" x 8' 5" (4.42m x 2.56m)

Noise insulated kitchen fitted with a range of modern wall and base units with complementary work surfaces and integral sink and drainer unit. Integrated fridge-freezer, stainless steel extractor, gas hob and electric oven unit with space for washing machine. Ceiling spot lights, wall mounted radiator and uPVC door to the rear. Two double glazed windows.



## Downstairs W.C 3' 5" x 2' 5" (1.04m x 0.74m)

Fitted with a W.C and ceiling light point.

## Utility room 8' 6" x 5' 2" (2.59m x 1.57m)

Ceiling spot lights, double glazed window and uPVC door. Wall mounted radiator and space for washing machine and dryer.

## Pantry 3' 8" x 2' 5" (1.12m x 0.74m)

Ceiling spot lights and double glazed window.

## Landing

Ceiling light point, loft access and storage cupboard.

## Bedroom One 14' 5" x 11' 7" (4.39m x 3.53m)

Ceiling light point, two double glazed windows to the front and wall mounted radiator. Fitted wardrobes.



## Bedroom Two

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

## Bedroom Three 11' 9" x 8' 6" (3.58m x 2.59m)

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

## Bathroom 6' 2" x 5' 6" (1.88m x 1.68m)

Fitted with a three piece suite including a hand wash basin. W.C and bath with electric shower over. Heated towel rack, ceiling light point and double glazed window.

## Externally

To the rear is sun drenched garden with a paved seating area and raised lawn.

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.



