



HILLS

* CHAIN FREE * PERFECT FIRST BUY OR FAMILY HOME * WELL PRESENTED THROUGHOUT * NEW FITTED KITCHEN * This FABULOUS CHAIN FREE PROPERTY offers an entrance hallway, OPEN PLAN LOUNGE/ DINING ROOM, CONSERVATORY and a NEWLY FITTED KITCHEN to the ground floor, whilst the SPACIOUS FIRST FLOOR benefits from THREE SPACIOUS BEDROOMS and a FITTED BATHROOM with ample storage. This property is warmed by GAS CENTRAL HEATING (new boiler with 5 year warranty) & DOUBLE GLAZED THROUGHOUT. The property is positioned on a quiet CUL DE SAC with views of Winton Park, there is GATED OFF ROAD PARKING and BEAUTIFULLY MAINTAINED GARDEN TO THE FRONT & SOUTH FACING GARDEN TO THE REAR. Ideally located close to EXCELLENT AMENITIES including shops, parks and schools as well as FANTASTIC TRANSPORT LINKS. CALL THE TEAM NOW TO ARRANGE YOUR VIEWING!

Gillingham Road
Manchester, M30 8NA

Offers in Excess of £260,000

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Hallway

Ceiling light point, uPVC door to the front and double glazed window. Wall mounted radiator and under stairs storage.

Lounge 24' 7" x 10' 7" (7.49m x 3.22m)

Two ceiling light points, double glazed bay window to the front and patio doors to the rear. Two wall mounted radiators and a gas fire.

Kitchen 10' 8" x 6' 9" (3.25m x 2.06m)

Fitted with a range of modern wall and base units and complementary work surfaces and integral sink and drainer unit. Integrated electric oven and hob unit and space for washing machine, fridge-freezer and dryer. Ceiling light point, double glazed window, uPVC door to the rear and feature wall mounted radiator.

Conservatory 9' 8" x 9' 3" (2.94m x 2.82m)

Wall light point and french doors leading to the garden.

Landing

Ceiling light point and access to bedrooms and bathroom.

Bedroom One 12' 2" x 10' 5" (3.71m x 3.17m)

Ceiling light point, double glazed bay window to the front and wall mounted radiator.

Bedroom Two

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

Bedroom Three 7' 0" x 6' 7" (2.13m x 2.01m)

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

Bathroom 8' 2" x 7' 4" (2.49m x 2.23m)

Fitted with a modern three piece suite including a hand wash basin, W.C and bath with electric shower over.

Ceiling light point and two double glazed windows. Wall mounted radiator and storage cupboard.

Exterior

To the front of the property is gated off road parking and a well maintained lawn with plated boarders. To the rear is a large south facing garden that benefits from the sun all day with raised decking area, a lawn with a flower bed and electric point.



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.



