



HILLS

PERFECT FAMILY HOME * CLOSE TO EXCELLENT AMENITIES & OUTSTANDING SCHOOLS * POPULAR LOCATION WITHIN WINTON * This FABULOUS HOME offers an entrance hall, TWO SPACIOUS RECEPTION ROOMS and a MODERN FITTED KITCHEN to the ground floor whilst the first floor is made up of THREE GENEROUS BEDROOMS and a FITTED BATHROOM. Externally there are beautifully maintained GARDENS TO THE SIDE & REAR alongside OFF ROAD PARKING FOR MULTIPLE CARS & A GARAGE. Sure to be popular with the EXCELLENT AMENITIES & SCHOOLS close by, this property is ideally located on a quiet cul de sac in a popular part of Winton and don't often come to the market so SECURE YOUR VIEWING NOW BY CALLING THE OFFICE.

Gee Lane
Manchester, M30 8NH

Offers in Excess of £260,000

0161 7074900
sales@hills.agency

Hallway 10' 5" x 7' 1" (3.18m x 2.16m)

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

Lounge 12' 10" x 12' 11" (3.92m x 3.94m)

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

Diner 10' 7" x 9' 9" (3.23m x 2.97m)

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

Kitchen 10' 4" x 10' 8" (3.14m x 3.26m)

Fitted with a range of wall and base units with complementary worktops and integrated sink and drainer unit. Integral dishwasher and oven and hob unit. Space for washing machine and fridge freezer. Ceiling spot lights and double glazed window to the rear.

Landing

Ceiling light point loft access with drop down ladder and access to bedrooms and bathroom.

Bedroom One 8' 9" x 13' 9" (2.66m x 4.20m)

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

Bedroom Two 10' 8" x 10' 7" (3.24m x 3.22m)

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

Bedroom Three 9' 6" x 7' 7" (2.90m x 2.32m)

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

Bathroom 7' 7" x 5' 6" (2.30m x 1.68m)

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 to the rear, wall mounted radiator and luxury vinyl tiles.

Externally

To the front is off road parking for 2/3 cars. To the rear is a well maintained, south-west facing garden which benefits from the sun all day.



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.



