



HILLS

*****CHAIN FREE!*** THREE BEDROOMS, LARGE OPEN PLAN LIVING AREA AND OFF ROAD PARKING!** This wonderful property features a welcoming entrance hallway, open plan reception room and FULLY FITTED KITCHEN to the ground floor. Whilst to the first floor there are 3 BEDROOMS (2 DOUBLES) and a MODERN SHOWER ROOM. The property also benefits from UPVC DOUBLE GLAZED WINDOWS & ELECTRIC STORAGE HEATERS, as well OFF-ROAD PARKING and GARDENS TO THE FRONT & REAR. Located on a quiet cul-de-sac within WALKING DISTANCE TO ECCLES METRO, CALL US NOW TO BOOK A VIEWING!!

Bright Road
Manchester, M30 0WG

Offers in Excess of £160,000

0161 7074900
sales@hills.agency

Hall 11' 6" x 6' 0" (3.51m x 1.82m)

Composite front door, ceiling light point, electric radiator and carpeted floor.

Living Room 11' 11" x 9' 11" (3.64m x 3.03m)

Double glazed window to the front, ceiling light point, electric storage heater and carpeted floor.

Dining area 10' 1" x 10' 0" (3.08m x 3.05m)

Double glazed window to the rear, ceiling light point, electric storage heater and carpeted floor.

Kitchen 13' 8" x 6' 3" (4.17m x 1.91m)

Fitted with a range of wall and base units with complementary roll edge work surfaces and an integral sink and drainer unit. Built in oven and hob. Space for a washing machine. Double glazed window to the rear and uPVC door to the side. Two ceiling light point and lino wood effect floor.

Bedroom One 12' 8" x 9' 11" (3.87m x 3.02m)

Double glazed to the front, ceiling light point, electric storage heater and carpeted floor.

Bedroom Two 10' 4" x 10' 0" (3.15m x 3.04m)

Double glazed window to the rear, ceiling light point and carpeted floor.

Bedroom Three 6' 8" x 6' 1" (2.02m x 1.85m)

Double glazed window to the front, ceiling light point and carpeted floor.

Bathroom 6' 0" x 5' 6" (1.82m x 1.67m)

Fitted with 3 piece suite including wall in shower, low level W.C and a pedestal hand wash basin. Double glazed window to the side, spot lights and partially tiled walls and lino floor.

Externally

To the front, a small garden with off-road parking. To the rear, enclosed yard laid to lawn and with planted borders.



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.





