



\* CHAIN FREE \* EXTENDED FAMILY HOME \* SPREAD OVER THREE FLOORS \* THREEE DOUBLE BEDROOMS \* OFF ROAD PARKING, LARGE SUN DRENCHED GARDEN & DETACHED GARAGE \* This FANTATSTIC PROPERTY is coming to the market CHAIN FREE and is the perfect home for any family. There is a porch which leads on to the entrance hallway and takes you through to the OPEN PLAN LOUNGE, DINING & KITCHEN AREA as well as the DOWNSTAIRS W.C., whilst the first floor of this property benefits from a 20ft (approx) MASTER BEDROOM, SPACIOUS BATHROOM and the SECOND DOUBLE, lastly the second floor homes the THIRD DOUBLE BEDROOM. This property benefits from OFF ROAD PARKING FOR MULTIPLE CARS to the front and A SIZABLE SUN DRENCHED REAR GARDEN with two sitting areas, a pond and raised lawn as well as a DETACHED GARAGE. Ideally situated on a CUL DE SAC within a POPULAR POCKET of the M30 postcode, and is close to Eccles centre, The Trafford Centre and many more amenities included SHOPS, PARKS & SCHOOLS. This property is easily accessible via public transport & fabulous motorway links. CALL TO SECURE A VIEWING NOW!

Peter Street  
Manchester, M30 0JF

Offers in Excess of £250,000

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## Hall

Wall mounted radiator and access to reception rooms and stairs.

## Porch

Four double glazed windows, french doors access to reception rooms and hall.

## Kitchen/Diner 15' 0" x 8' 0" (4.57m x 2.44m)

Fitted with a range of wall and base units with complementary work surfaces and integrated sink and drainer unit. Integral gas oven and hob unit and fridge freezer with space for washer and dishwasher. Ceiling light point, double glazed windows, power point and french doors.



## Dining Room 11' 2" x 9' 3" (3.40m x 2.82m)

Ceiling light point & fan, wall mounted radiator and power point.

## Downstairs W/V 5' 5" x 4' 1" (1.65m x 1.24m)

Ceiling light point, W/C, hand wash basin, wall mounted radiator, double glazed windows, vanity unit and storage under stairs.

## Lounge 12' 3" x 9' 8" (3.73m x 2.94m)

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

## Landing

Double glazed window and ceiling light point.

## Bedroom One 20' 3" x 9' 6" (6.17m x 2.89m)

Two ceiling light points, two wall mounted radiators, power point and double glazed windows.

## Bedroom Two 10' 9" x 9' 8" (3.27m x 2.94m)

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

## Bedroom Three 14' 4" x 9' 5" (4.37m x 2.87m)

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

## Bathroom 14' 6" x 5' 7" (4.42m x 1.70m)

Fitted with a three piece suite including a hand wash basin, W/C and double air bath with jets and heater to control the temperature of the water and lights with shower over. Ceiling light point, two double glazed windows, storage, vanity unit and hand towel radiator.



## Externally

Rear garden is paved towards the front with a raised lawn to the rear. Outside water tap and ten foot x eight foot large garden shed. Off road parking at the front of the house.

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.





