



HILLS

* FANTASTIC FIRST BUY OR FAMILY HOME * FREEHOLD PROPERTY * EXTENDED TO THE SIDE * Ideally positioned on a quiet road within a POPULAR RESIDENTIAL AREA, this FANTASTIC PROPERTY features TWO SPACIOUS RECEPTION ROOMS, a MODERN FITTED KITCHEN & DINING ROOM to the ground floor whilst the first floor benefits from THREE GENEROUS BEDROOMS, MODERN FITTED 4 PIECE BATHROOM. UPVC DOUBLE GLAZED & GAS CENTRAL HEATED, the property also benefits from GATED OFF ROAD PARKING and PRIVATE SUNDRENCHED SIDE & REAR GARDENS with a lawn and paved patio. Situated close to many local amenities including shops, parks, local OUTSTANDING SCHOOLING & EXCELLENT TRANSPORT LINKS. CALL THE TEAM NOW TO BOOK A VIEWING!

Evans Road
Manchester, M30 7GY

Offers in Excess of £230,000

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sales@hills.agency

porch 5' 2" x 3' 4" (1.57m x 1.02m)

PVC door and double glazed windows.

Hall

Ceiling light point and wall mounted radiator.

Lounge 13' 0" x 12' 9" (3.96m x 3.88m)

Ceiling light point, double glazed windows, wall mounted radiator, power point and storage cupboard.

Kitchen/Diner 17' 6" x 9' 4" (5.33m x 2.84m)

Fitted with a range of wall and base units with complementary work surfaces and an integral sink and drainer unit. Integrated electric hob, oven and microwave. Stainless steel extractor, three ceiling light points, double glazed windows, wall mounted radiator, power point and hard wood external door.

Conservatory 20' 9" x 13' 0" (6.32m x 3.96m)

Ceiling spotlights, double glazed windows, french doors, wall mounted radiator, internal doors and power point.

Landing

Ceiling light point, double glazed window and loft access.

Bedroom One 13' 0" x 8' 6" (3.96m x 2.59m)

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

Bedroom Two 10' 4" x 9' 4" (3.15m x 2.84m)

Ceiling light point, double glazed windows, wall mounted radiator, storage cupboard and fitted wardrobes.

Bedroom Three 9' 8" x 7' 5" (2.94m x 2.26m)

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

Bathroom 7' 5" x 5' 5" (2.26m x 1.65m)

Fitted with a four piece suite including a hand wash basin, W/C, shower and a bath. Ceiling spot lights.



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.



