



Stairs to Master



Stairs from Master



Spa Bath



Bathroom



Stairs to Master



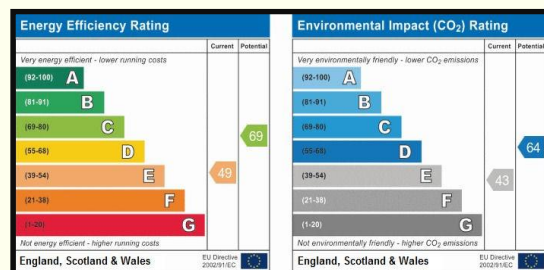
Stairs from Master



Front



Rear Yard



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NIPPER LANE, WHITEFIELD, M45 7RH



- MID-TERRACED PROPERTY
- THREE BEDROOMS
- IDEAL STARTER HOME
- 4 PIECE BATHROOM SUITE
- REAR DECKED YARD
- FRONT PAVED GARDEN
- POTENTIAL INVESTMENT
- NO ONWARD CHAIN



£144,950

<p>BURY</p> <p>14 Market Street, BL9 0AJ Tel: 0161 761 1215 Fax: 0161 764 0993 Email: bury@cardwells.co.uk</p>	<p>MANCHESTER</p> <p>44 Bury Old Road, Whitefield, M45 6TL Tel: 0161 773 1011 Email: whitefield@cardwells.co.uk</p>	<p>BOLTON</p> <p>11 Institute St, Bolton, BL1 1PZ Tel: 01204 381 281 Email: bolton@cardwells.co.uk</p>	<p>WORSLEY</p> <p>2 Pennyblack Court, Barton Rd, M28 2PD Tel: 0161 794 3434 Email: worsley@cardwells.co.uk</p>
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Brought to the market with no onward chain this garden fronted three bedroom mid terraced property in this ever popular residential area in Whitefield is now available to purchase. The property would make an ideal starter property for first time buyers or an ideal investment property as would suit the rental market also, approximate rental value £500 pcm. In need of some modernisation the property briefly comprises; to the ground floor; welcoming lounge, kitchen with integrated appliances, to the first floor there are two single bedrooms to the front of the property, a large bathroom with a four piece bathroom complete with feature centerpiece spa bath, double shower cubicle, basin and WC, to the second floor is the master bedroom located in the attic room with Velux window and blind. The property benefits from gas central heating and double glazing. Externally there is an enclosed paved garden to the front and an enclosed decked yard to the rear. The property is located in close proximity to local shops, amenities and Morrisons supermarket is nearby. Close to local schools such as St Bernadettes RC School and All Saints CofE School. The motorway network is easily reached providing excellent commuting links to Manchester City Centre and beyond. May require some attention and benefit from some reconfiguration. To view please call our Whitefield Branch on 0161 773 1011,

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception Room 14' 0" x 14' 0" (4.26m x 4.26m) UPVC external door opens into a welcoming lounge which is decorated in neutral colours. Double glazed unit overlooking the front paved garden. Cast iron wood burner inset in chimney breast, may require attention. Spotlights providing display feature shelf in alcoves. Laminate flooring. Ceiling fan light.

Kitchen 13' 10" x 12' 2" (4.21m x 3.71m) Large kitchen decorated in neutral colours with a large selection of light coloured wall and base units and drawers. Stainless Steel sink unit with draining board. Integrated fridge freezer. Stainless Steel Electric Oven with four ring gas burner and overhead extractor fan. Double glazed window overlooks the rear decked yard. Under stairs storage. Ceiling fan light. Vinyl flooring

Master Bedroom 15' 8" x 14' 0" (4.77m x 4.26m) Large attic room which has space for a small ensuite or WC. Velux window and blind. Storage in the eaves. Exposed beam work. Painted white. Ceiling fanlight.

Bedroom 2 11' 1" x 7' 0" (3.38m x 2.13m) Single bedroom overlooking the front of the property. Double glazed unit. Carpeted. Decorated in neutral colours. Single radiator. Ceiling light.

Bedroom 3 13' 11" x 8' 5" (4.24m x 2.56m) Second single bedroom overlooking the front of the property. Decorated in neutral colours. Double glazed window. Single Radiator. Fitted Wardrobes and drawers. Carpeted. Ceiling light.

Family Bathroom 11' 0" x 7' 5" (3.35m x 2.26m) Large Family Bathroom situated towards the rear of the property. Four piece white bathroom suite which includes a centrepiece spa feature spa bath in classic white, double shower cubicle, wash basin and WC. Heated towel rail. Frosted double glazed window overlooking the rear decked yard. Tonge and groove paneling painted a light grey covers the bottom half of the walls and the remainder is painted in cream. Tonge and groove ceiling. Vinyl pebble effect flooring.

Exterior Externally the property boasts an enclosed front paved garden and a fully decked rear enclosed yard.

Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.



Lounge



Kitchen



Bed 2



Bed 3



Bed 3



Master Bedroom



Master Bedroom



Master Bedroom

Please note: all viewings are by appointment only through our Whitefield Office