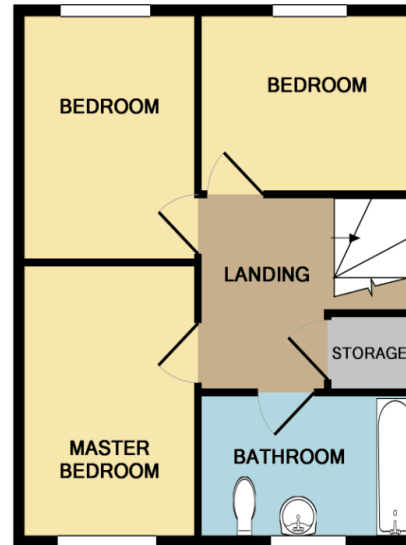
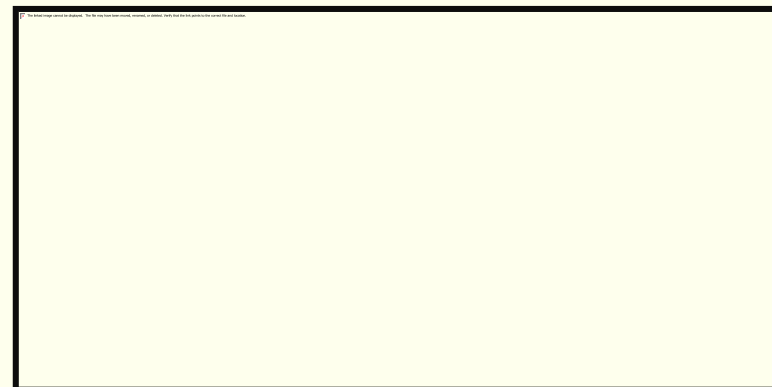


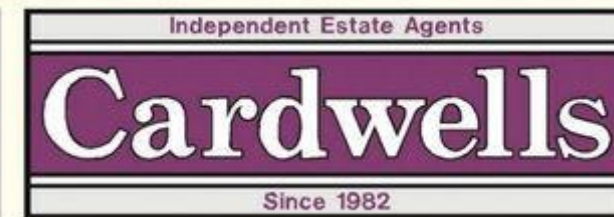
GROUND FLOOR



1ST FLOOR



EPC



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Incorporating: Wright Dickson & Catlow, WDC Estates

## DOVECOTE LANE, MANCHESTER, GREATER MANCHESTER M38 0FS



- Semi Detached
- Popular & convenient location
- NO UPWARD CHAIN
- Ideal investment/1st time purchase
- Generous gardens & driveway
- Easy motorway access & links
- UPVC DG, GC heating
- Three Bedrooms



**£95,000**

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Cardwells are pleased to offer for sale, this modern three-bedroom semi-detached house, with NO UPWARD CHAIN. The property would make an ideal first time purchase or as a buy to let investment. Dovecote Lane is ideally situated for travelling to Manchester and Bolton. The motorway network, transport links and schools are within easy reach. The accommodation briefly comprises; Entrance hall, lounge and a kitchen/dining room. On the first floor of the house there are three bedrooms and a bathroom. Outside there are spacious gardens and a generous driveway, providing ample parking. The property also benefits from UPVC double glazed and gas central heating.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hall** Upvc double glazed entrance door, staircase to landing and radiator.

**Lounge** 13' 0" x 11' 9" (3.96m x 3.58m) Upvc double glazed window to the front aspect, feature fireplace, built in storage cupboard, coving and radiator.

**Kitchen/Diner** 8' 10" x 14' 10" (2.69m x 4.52m) Double glazed sliding door, upvc window to the rear aspect, range of modern fitted wall and base units with complementary work surfaces and tiled splashbacks. Built in oven and grill with inset four ring gas hob, integrated fridge/freezer, space for a washing machine and radiator.

**Landing** 8' 3" x 6' 8" (2.51m x 2.03m) Upvc frosted double glazed window to the side aspect, built in storage cupboard, loft access.

**Bedroom One** 11' 6" x 7' 11" (3.50m x 2.41m) Upvc double glazed window to the front aspect, radiator.

**Bedroom Two** 9' 9" x 7' 6" (2.97m x 2.28m) Upvc double glazed window to the rear aspect, fitted wall cupboards, radiator.

**Bedroom Three** 6' 8" x 7' 0" (2.03m x 2.13m) Upvc double glazed window to the rear aspect and radiator.

**Bathroom** 6' 2" x 6' 9" (1.88m x 2.06m) Upvc frosted double glazed window to the front aspect, three piece white suite comprising a panel enclosed bath with mixer tap, low level wc, wash basin and part tiled walls. Radiator.

**Outside** To the front there is a gate leading to a driveway with a lawned garden aside. To the rear there is an enclosed garden which is mainly laid to lawn with paved areas and mature tree borders. There is also a useful wooden shed.

**Price** £95,000

**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**



**Dining Area**



**Bedroom One**



**Bedroom Two**



**Bedroom Three**



**Bathroom**



**Front Aspect**

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