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Incorporating: Wright Dickson & Catlow, WDC Estates

MANCHESTER ROAD, WALKDEN, M28 3WS



- Two Bedroom Mid Terraced
- Two Reception Rooms
- Modern Fitted Kitchen
- Upvc and GCH
- Gardens Front and Rear
- Good Location
- Transport Links
- No Chain



O/O £95,000

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CARDWELLS M28

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t: 0161 794 3434

e: m28@cardwells.co.uk

We are delighted to receive instructions to market for sale this well-presented garden fronted mid terraced property constructed mid 1800, positioned within easy reach to all local amenities including local school's shops and transport routes. The current vendors have carried out extensive improvements and modernization. In brief the property on offer comprises of: Entrance hall, main reception, second reception, kitchen, first floor landing, two generous bedrooms and family bathroom. Outside the property benefits from gardens space to the front and rear with further land potential for construction of a single detached garage. For more information, please contact Cardwells (M28) on 0161 794 3434.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall 4' 11" x 15' 5" (1.5m x 4.7m) Via UPVC entrance door, cupboard housing meter, radiator, power points.

Lounge 14' 9" x 12' 2" (4.5m x 3.7m) Rear Facing Upvc double glazed window, free standing electric fire, feature breast with exposed beams, access to the kitchen, wooden effect laminate flooring, radiator, power points.

Second Reception Room 9' 6" x 15' 5" (2.9m x 4.7m) Front facing UPVC double glazed window, radiator, power points.

Kitchen 7' 10" x 10' 2" (2.39m x 3.1m) Side facing upvc double glazed window overlooking rear garden space. A range of fitted wall and base units with work surface to compliment, fitted stainless steel single drainer sink unit, splash back tiling, fitted oven, ceramic hob and extractor canopy over. Wall mounted gas central heating boiler, power points, radiator.

Landing 14' 1" x 15' 2" (4.3m x 4.62m) Landing area, radiator, power point, access to:

Bedroom One 14' 1" x 12' 10" (4.3m x 3.91m) Front facing UPVC double glazed window, storage, radiator power points, good size well-presented room.

Bedroom Two 10' 4" x 12,3" (3.15m x 3.73m) Rear facing UPVC double glazed window, radiator, power points, loft access.

Bathroom 7' 3" x 10' 2" (2.2m x 3.1m) Rear facing UPVC double glazed window. A three-piece White suite comprising of: Low level WC, pedestal hand wash basin, paneled bath with shower over, splash back tiling to compliment, storage, radiator.

External Small, maintainable garden space to the front Enclosed rear yard with stone flags, mature shrubs, cast iron gate leading on to further land.

Price OIRO £99,950

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.



Bedroom One



Bedroom Two



Landing



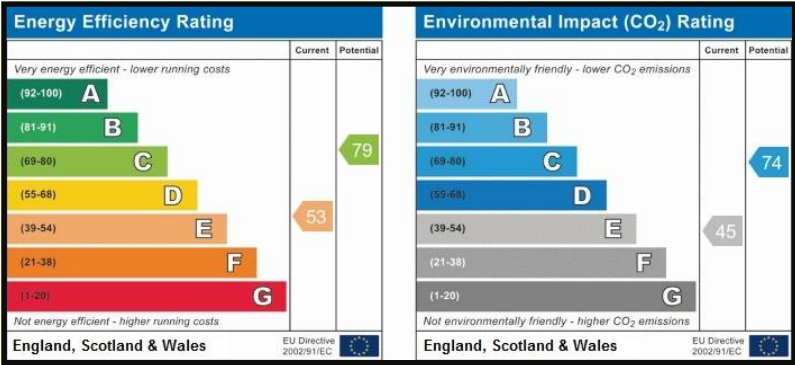
Bathroom



External



External



EPC

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