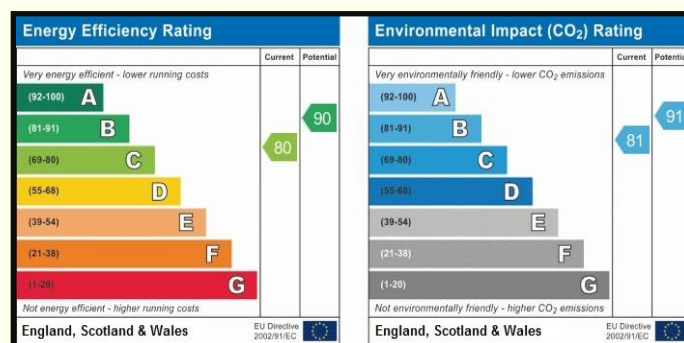




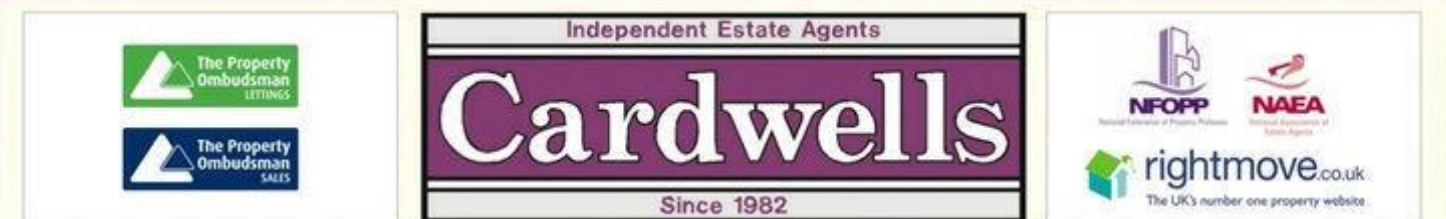
En Suite



Bedroom 3



EPC



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Incorporating: Wright Dickson & Catlow, WDC Estates

## HUMBER STREET, MANCHESTER, M8 0DB



- Modern Town House
- Four Bedrooms
- Guest w.c, Bathroom and En Suite
- Fitted Kitchen
- Accommodation over Three Floors
- No Forward Chain Delays
- Gas Central Heating & D.G.
- Early Viewing Advised



O/O £165,000

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This FOUR BEDROOM TOWNHOUSE has accommodation over three floors and is available with no forward chain delay. The accommodation has gas central heating, double glazing where stated and briefly comprises; hall, fitted kitchen, guest w.c, lounge / dining room, two bedrooms and bathroom to the first floor with two further bedrooms (one with en suite shower room) to the second. Externally the property has a small palisade garden to the front with good sized garden to the rear. Early viewing is advised and can be arranged through Cardwells.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Hall:** Double glazed door into hall, stairs off, radiator.

**Kitchen:** 10' 10" x 9' 5" (3.29m x 2.88m) Double glazed window to front. Base and wall cabinets, contrasting work surfaces. 4 burner gas hob, electric oven and extractor. Sink and drainer, integrated fridge freezer, plumbing for automatic washing machine, laminate floor, under stairs storage.

**Lounge Diner:** 13' 0" x 12' 10" (3.96m x 3.91m) Double glazed French doors to rear, laminate floor, radiator.

**Ground Floor W.C:** 6' 7" x 5' 9" (2.01m x 1.76m) Low level w.c, pedestal hand wash basin, laminate floor.

**First Floor:** Double glazed window to front, stairs off to second floor.

**Bedroom 2:** 13' 0" x 10' 7" (3.95m x 3.23m) Double glazed window to rear, radiator.

**Bedroom 4:** 10' 10" x 6' 3" (3.29m x 1.90m) Double glazed window to front, radiator.

**Bathroom (internal room):** Bath with shower over, pedestal hand wash basin, low level w.c, radiator, tiled floor.

**Second Floor:**

**Bedroom 1 :** 15' 1" x 12' 11" (4.60m x 3.94m) Double glazed window to rear.

**En Suite:** Shower, pedestal hand wash basin, low level w.c, radiator.

**Bedroom 3:** 11' 3" x 9' 4" (3.44m x 2.85m) Double glazed window to rear, over stairs storage, radiator.

**Gardens:** Small palisade area to front. Fence enclosed garden to rear, pedestrian access, lawn with paved path.

**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**



**Kitchen**



**Bedroom 2**



**Bedroom 4**



**Bathroom**



**Landing**



**Master Bedroom**

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