

CHECK OUT THE SIZE OF THE GARDEN!! Not to be missed, is this exceptional THREE bedroom semidetached family home located at the end of a quiet cul-de-sac in Eccles. Benefitting from a 20FT DINING KITCHEN, MODERN BATHROOM and FANTASTIC GARDEN PLOT!! The property has an entrance hallway, lounge and dining kitchen to the ground floor. With three well-proportioned bedrooms and a fitted bathroom to the 1st floor. The property is warmed by gas central heating and double glazing. Externally the property sits in a generous plot at the end of a quiet cul-de-sac with a large and private rear garden that benefits from the sun in the afternoon! No chain, early viewing advised!

## 31 Chatley Road Manchester, M30 7PD Monthly Rental Of £650

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Three bedroom property with exceptional garden to the rear

20ft dining kitchen and modern bathroom

Well presented throughout, no chain

## **Entrance Hallway**

UPVC front door and stairs to the first floor. Wall-mounted radiator, laminate flooring.

**Lounge** 13' 10" x 11' 4" (4.21m x 3.45m)

Ceiling light point, double glazed window to the front elevation and wall-mounted radiator.

**Kitchen** 20' 3" x 9' 9" (6.17m x 2.97m)

Fitted with a range of wall and base units with complementary roll top work surfaces and integral stainless steel sink and drainer unit. Space for oven, hob, extractor and fridge/freezer. UPVC rear door, and French doors onto the rear decking.

## Landing

Ceiling light point and access to a half-boarded loft with a window.

**Bedroom One** 10' 5" x 10' 2" (3.17m x 3.10m)

Ceiling light point, double glazed window to the front elevation and wall-mounted radiator. Fitted wardrobes.

Bedroom Two 13'8" (max) x 11'2" (4.16m x 3.40m)

Ceiling light point, double glazed window to the rear elevation and wall-mounted radiator.

**Bedroom Three** 9'5" x 7'0" (2.87m x 2.13m)

Ceiling light point, double glazed window to the front elevation and wall-mounted radiator. Fitted wardrobes.

**Bathroom** 7' 9" x 5' 7" (2.36m x 1.70m)

Three piece suite comprising of low level W.C, pedestal hand wash basin and bath. Tiled splash back. Ceiling light point,

double glazed window to the rear elevation, wall-mounted radiator and laminate flooring.

## **Externally**

To the rear, a lawned garden with a brick built outhouse and wood fencing. Patio area and decking.

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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

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. We have taken every precaution to ensure that these details are accurate and not misleading. 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 and approved details should be requested from the agents.

