

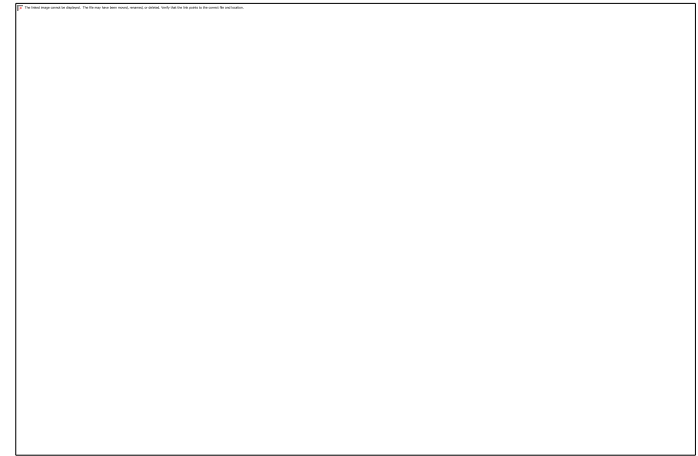


Hills Residential

31 Chatley Road

Manchester, M30 7PD

Monthly Rental Of £650



CHECK OUT THE SIZE OF THE GARDEN!! Not to be missed, is this exceptional THREE bedroom semi-detached 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!

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.

