



**HILLS**

\* BEAUTIFULLY PRESENTED THROUGHOUT \* EXTENDED THREE BEDROOM SEMI DETACHED HOME \* CATCHMENT FOR OUTSTANDING SCHOOLING \* This FANTASTIC PROPERTY offers 3 bedrooms (fitted wardrobes to the master) NEWLY MODERN FITTED BATHROOM & access to the FULLY BOARDED LOFT to the first floor, whilst the ground floor benefits from a hallway, BRIGHT & SPACIOUS LOUNGE, EXTENDED MODERN FITTED KITCHEN & DINING AREA with French doors leading to the LOW MAINTENANCE GARDEN. This property also benefits from OFF ROAD PARKING FOR MULTIPLE CARS & a GARAGE. Situated in a POPULAR RESIDENTIAL AREA within WALKING DISTANCE TO OUTSTANDING SCHOOLS. Close to many local amenities including shops & parks and excellent transport links. CALL US NOW TO BOOK A VIEWING.

**Worsley Road  
Manchester, M30 8LS**

**Offers in the Region Of  
£240,000**

**0161 7074900  
sales@hills.agency**



**Hall 7' 3" x 5' 0" (2.21m x 1.52m)**

Composite door and double glazed window to the front, ceiling light point, wall mounted radiator and carpeted floor.

**Lounge 14' 2" x 13' 3" (4.31m x 4.04m)**

Doubled glazed window to the front, ceiling spot lights, wall mounted radiator and carpeted floors.

**Kitchen/Diner 24' 1" x 7' 1" (7.34m x 2.16m)**

A range of wall and base units complemented by work surfaces and integral sink and drainer unit. Integrated dish washer, washing machine and fridge freezer. Fire proof splash back, built in gas hob, oven and extractor fan. Breakfast bar, double glazed window and French doors. Three ceiling light points.

**First Floor Landing**

Access to first floor rooms and loft.

**Bedroom One 13' 6" x 11' 5" (4.11m x 3.48m)**

Two double glazed windows, ceiling light point, wall mounted radiator and carpeted floor.

**Bedroom Two 10' 3" x 6' 6" (3.12m x 1.98m)**

Double glazed window, ceiling light point, wall mounted radiator and laminate floor.

**Bedroom Three 10' 3" x 6' 6" (3.12m x 1.98m)**

Double glazed window, ceiling light point, wall mounted radiator and laminate floor.

**Bathroom 9' 6" x 4' 6" (2.89m x 1.37m)**

Fitted with a four piece suite including bath with electric shower, low level W.C and pedestal hand wash basin. Double glazed window to the side, ceiling spot lights and fully tiled.

**Loft 19' 9" x 13' 5" (6.02m x 4.09m)**

Fully boarded.

**Externally**

Off road parking for multiple cars to the front. Paved seating area with artificial grass to the rear.



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 sale.

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. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. 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.









