

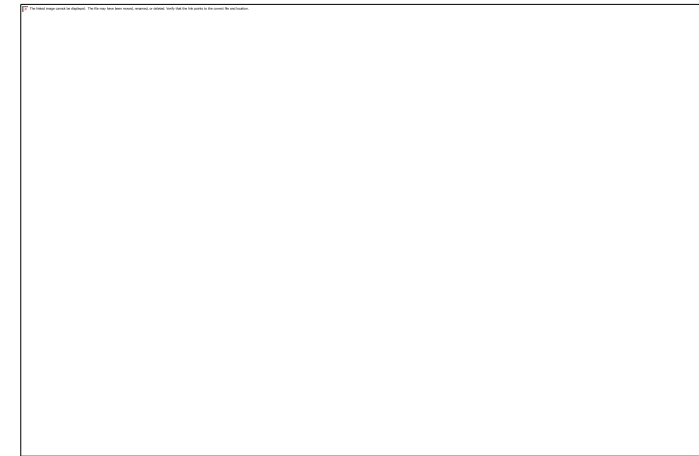
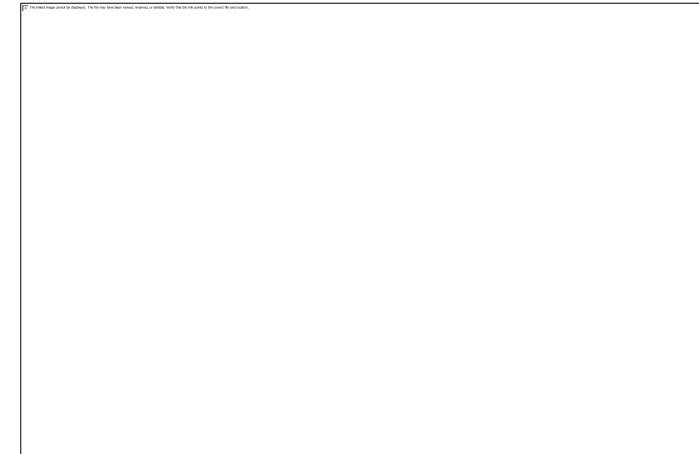


# Hills Residential

30 Wrigley Avenue

Manchester, M27 4FT

Monthly Rental Of £1,150



STOP! Take a look at this STUNNING SHOW HOME on the NEW NIGHTINGALE GARDENS development in Swinton! Never been lived in and featuring a wide range of UPGRADED FEATURES this exceptional home is one of the Jewels in the crown on this popular and modern development. Ideally situated close to excellent transport links and amenities the property boasts a CONSERVATORY, THREE BATHROOMS (including en-suite and downstairs W.C), THREE BEDROOMS, PRIVATE GARDENS, OFF ROAD PARKING and a 15FT DINING KITCHEN! With a valid NHBC certificate and renowned builders - Taylor Wimpey, if you are looking for a modern home, in stunning condition, in a popular and accessible location your search may just be over! Book your viewing today with the office on – 0161 7074900.

**STUNNING TAYLOR WIMPEY SHOW HOME  
COMPLETE WITH A HOST OF UPGRADES  
THROUGHOUT**

**CONSERVATORY, EN-SUITE AND PRIVATE  
REAR GARDEN**

**HIGH SPECIFICATION FINISH THROUGHOUT**

## Hall

Wall-mounted radiator, alarm control panel and stairs to the first floor. Carpeted floors, inset spot lights and power point.

## Lounge 14' 1" x 12' 0" (4.29m x 3.65m)

Wall-mounted electric fireplace, wall-mounted radiator, carpeted floors and uPVC double glazed window to the front. TV, phone and power points, as well as ceiling light point.

## Downstairs W.C.

Two piece white suite comprising of low level W.C. and pedestal hand wash basin. Wall-mounted radiator, tiled floors and tiled splash backs, as well as inset light spots.

## Cloakroom

On the hallway between the Lounge and the Kitchen/Diner, with ample storage space.

## Kitchen/Diner 15' 5" x 9' 3" (4.70m x 2.82m)

Fitted with a range of wall and base units, with complimentary roll top work surface and integrated stainless steel sink, double oven, electric hob and extractor. Built-in fridge freezer, washing machine and dishwasher. Wall - mounted radiator, tiled floors, power point and inset spot lights. Space for dining table and opening into the conservatory.

## Conservatory 10' 3" x 7' 10" (3.12m x 2.39m)

uPVC double glazed surround, wall-mounted double radiator and wall-mounted light points. Tiled floors, uPVC double glazed french doors to the rear garden and power point.

## Landing 8' 11" x 5' 3" (2.72m x 1.60m)

Access to the loft, wall-mounted radiator, carpeted floors and inset spot lights.

## Master bedroom 11' 1" x 9' 9" (3.38m x 2.97m)

Fitted wardrobes, uPVC double glazed window to the front, and wall-mounted radiator. Carpeted floors, power points and ceiling light point.

## En-suite 5' 8" x 5' 3" (1.73m x 1.60m)

Three piece white suite comprising of low level W.C., pedestal hand wash basin and walk-in shower. Tiled walls, fully tiled walls and uPVC double glazed window to the front. Wall-mounted heated chrome towel rail and ceiling light point.

## Bedroom Two 10' 10" x 8' 8" (3.30m x 2.64m)

Wall-mounted radiator, uPVC double glazed window to the rear, carpeted floors, as well as power point and ceiling light point.

## Bedroom Three 12' 2" x 6' 7" (3.71m x 2.01m)

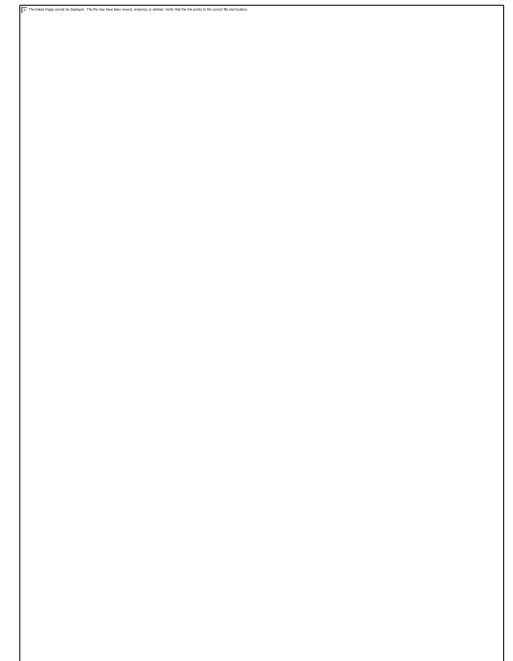
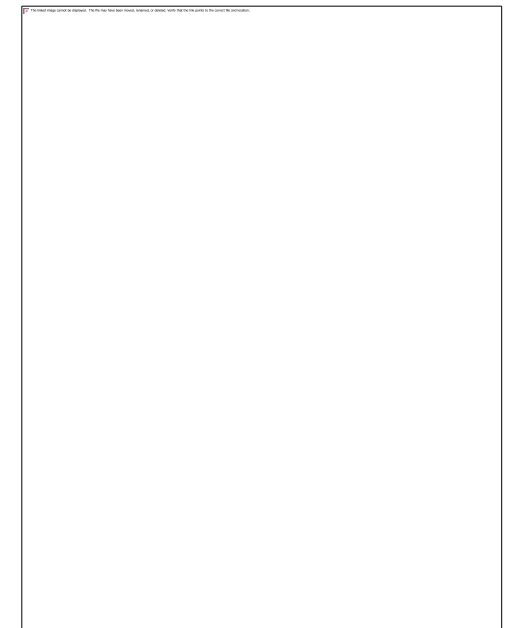
uPVC double glazed window to the rear, wall-mounted radiator, carpeted floors, power point and ceiling light point.

## Bathroom 14' 1" x 12' 0" (4.29m x 3.65m)

Three piece white suite comprising of low level W.C., pedestal hand wash basin and bath with electric shower over. Tiled floors, fully tiled walls, wall-mounted heated chrome towel rail and ceiling light point.

## Externally

To the front, a paved driveway and a small garden laid to lawn. To the rear, a well-maintained garden laid to lawn and flagged patio area, with external lights and gated access from the side, fully fenced.



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. 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.

