



HILLS

* CHAIN FREE * PERFECT FOR FAMILIES & FIRST TIME BUYERS ALIKE * Ideally located in a POPULAR RESIDENTIAL AREA within WALKING DISTANCE TO MONTON * this FANTASTIC PROPERTY features 3 GENEROUS BEDROOMS, a FAMILY BATHROOM to the first floor, whilst the SPACIOUS GROUND FLOOR comprises of an entrance hallway, SPACIOUS LOUNGE, FITTED KITCHEN & DINING AREA, DOWNSTAIRS W.C. & a CONSERVATORY. UPVC DOUBLE GLAZED & GAS CENTRAL HEATED, the property also benefits from LOW MAINTENANCE REAR GARDEN & OFF ROAD PARKING FOR MULTIPLE CARS. Situated close to many local amenities including a selection of SHOPS, BARS, RESTAURANTS & excellent transport links, COULD THIS BE THE

Anson Street
Manchester, M30 8HH

£180,000

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Lounge 17' 4" x 13' 5" (5.28m x 4.09m)

Double glazed window to the front, ceiling light point, wall mounted radiator and laminate floors.

Kitchen 14' 1" x 9' 1" (4.29m x 2.77m)

A range of wall and base units with complementary work top surfaces and an integrated stainless steel sink and drainer unit and extractor fan. Integrated dishwasher, space for a washing machine, fridge/freezer, dryer and cooker. Two double glazed window to the rear and access door to the rear. Ceiling light point, part tiled walls and wood effect floor.

Downstairs WC 5' 1" x 2' 8" (1.55m x 0.81m)

Double glazed window to the side, ceiling light point, heated towel rail. WC and hand wash basin over.

Conservatory 16' 7" x 9' 11" (5.05m x 3.02m)

UPVC French doors to the rear, ceiling light point, two wall mounted radiators and finished with wood effect flooring.

Storage 3' 8" x 2' 8" (1.12m x 0.81m)

Ceiling light point, power points and houses the boiler. Finished with a wood effect flooring.

Landing 7' 2" x 6' 9" (2.18m x 2.06m)

Ceiling light point, double glazed window to the side and carpeted floors.

Bedroom One 13' 6" x 10' 1" (4.11m x 3.07m)

Double glazed window to the front, ceiling light point, wall mounted radiator, fitted wardrobes and carpeted floors.

Bedroom Two 10' 8" x 9' 3" (3.25m x 2.82m)

Double glazed window to the rear, ceiling light point, wall mounted radiator, fitted wardrobes and carpeted floors.

Bedroom Three 9' 4" x 6' 9" (2.84m x 2.06m)

Double glazed window to the front, ceiling light point, wall mounted radiator, fitted wardrobes and carpeted floors.

Externally Front

Off Road parking for one car. Concreted driveway finished with decorative stone.

Externally Rear

Raised concreted area finished with two wooden steps.



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.





