



HILLS

*** CHAIN FREE * FREEHOLD * WELL PRESENTED THROUGHOUT * PERFECT FOR FAMILIES & FIRST TIME BUYERS ALIKE, this FANTASTIC PROPERTY features 3 GENEROUS BEDROOMS and a BATHROOM to the first floor, whilst the SPACIOUS GROUND FLOOR comprises of an entrance PORCH, hallway, SPACIOUS LOUNGE & a FITTED KITCHEN & DINING AREA. UPVC DOUBLE GLAZED & GAS CENTRAL HEATING. The property also benefits from a WELL MAINTAINED GARDEN TO THE REAR and a brick built shed. Ideally positioned in a POPULAR RESIDENTIAL AREA close to shops, parks, schools, and excellent transport links, CALL US NOW TO BOOK A VIEWING!**

**Brookhouse Avenue
Manchester, M30 7PB**

Offers in Excess of £160,000

**0161 7074900
sales@hills.agency**

Porch 5' 3" x 2' 1" (1.60m x 0.63m)

UPVC door and double glazed window to the front, tiled floor and hard wooden door into the hall way.

Lounge 13' 9" x 11' 3" (4.19m x 3.43m)

Double glazed window, ceiling light point, gas fire and carpeted floor.

Kitchen 20' 0" x 10' 4" (6.09m x 3.15m)

A range of wall and base units and complemented by work surfaces and integral sink and drainer unit. Built in electric oven and gas hob. Space for a washing machine and fridge freezer. Two double glazed windows, ceiling light point, wall mounted radiator and tiled floor and walls (part).

Hall 10' 5" x 5' 9" (3.17m x 1.75m)

Ceiling light point, under stairs storage, tiled floor and wall mounted radiator.

First Floor Landing

Access to all first floor rooms.

Bedroom One 13' 8" x 10' 1" (4.16m x 3.07m)

Double glazed window to the front, ceiling light point, wall-mounted radiator, fitted furniture and carpeted floor.

Bedroom Two 12' 4" x 9' 0" (3.76m x 2.74m)

Double glazed window, ceiling light point, wall-mounted radiator, fitted furniture and carpeted floor.

Bedroom Three 9' 5" x 7' 1" (2.87m x 2.16m)

Double glazed window, ceiling light point, wall-mounted radiator, built in storage and carpeted floor.

Bathroom 7' 6" x 5' 5" (2.28m x 1.65m)

Fitted with a three piece suite including shower, low level W.C and pedestal hand wash basin. Two double glazed windows, ceiling light point, wall-mounted radiator and lino floor.

Externally

Off road parking for one car with well maintained lawn to the front. Sun-drenched garden to the rear with paved seating area, lawn with raised borders and brick built shed.



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.





