



MELVERLEY ROAD, MANCHESTER, M9 0PG



- Three bedroom extended terraced
- Driveway
- Rear garden
- Ideal starter home
- Close to local network links
- Close to the motorway
- A short drive to Manchester City centre



£185,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate agents are delighted to bring to market this extended three bedroom terraced home. Conveniently located close to local motorway networks, with a short drive to Manchester city centre and a stones throw from Heaton Park this ideal family home must be viewed early to avoid disappointment. Briefly comprising; Entrance Porch, Hall, Lounge, Extended Dining Room/ Kitchen, Three bedrooms and a Bathroom. Externally this property boasts a block paved driveway to the front with a landscaped rear garden. Internal viewing is highly advised and can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance porch UPVC double glazed door to Hall

Hall Stairs to first floor. Radiator. Ceiling light point.

Lounge 15' 7" x 10' 9" (4.75m x 3.27m) UPVC bay window to front aspect. Tiled flooring. Ceiling light point. Radiator.

Extended dining/kitchen 14' 6" x 13' 9" (4.42m x 4.19m) UPVC double glazed window to rear aspect. Door to rear garden. A range of wall and base units with stainless steel sink and drainer. Electric oven and hob. Space for fridge freezer. Plumbed for washer. Ceiling light point. Radiator. Tiled flooring.

Bathroom UPVC double glazed window to rear aspect. Panelled bath with over head shower. Low level wc. Pedestal wash hand basin. Radiator. Ceiling light point.

Bedroom 1 11' 9" x 11' 3" (3.58m x 3.43m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 2 11' 9" x 9' 0" (3.58m x 2.74m) UPVC double glazed window and patio doors to rear aspect. Radiator. Spotlighting.

Bedroom 3 6' 7" x 6' 2" (2.01m x 1.88m) UPVC double glazed window to front aspect. Ceiling light point. Radiator.

Externally Blocked paved driveway for two cars to the front. To the rear a paved garden with separate patio fenced area.

Price £185,000

Viewing Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Greater Manchester and is therefore liable for Manchester Council Tax. The property is A rated which is at an approximate annual cost of £1,312.99 at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "No" risk of flooding.

