



# Mark Warren

Homes for sale in North Manchester

## 0161 643 2827

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Weardale Road M9 8WR



**£ 99,950**

Mid Terrace property, 2 bedrooms, 1 reception room.  
Combination gas central heating, UPVC double glazing. Gardens  
to the front and rear.

2 Bedrooms  
GCH with combi boiler  
UPVC double glazing.



VESTIBULE ENTRANCE,

LOUNGE, 17'06" x 11'02" Front facing UPVC double glazed window, television point, gas living flame fire and surround, coving, laminate floor, radiator, enclosed staircase to first floor.

KITCHEN DINER, 17'06" x 13'01" Rear facing UPVC double glazed window and double french doors, fitted kitchen, electric oven, gas hob and over extractor hood, breakfast bar, plumbed for washer, under stairs storage area, tiled floor, wall mounted combination central heating boiler, radiator.

LANDING, loft access point.

BEDROOM 1, 17'06" x 11'04" 2 Front facing UPVC double glazed windows, laminate floor, television point, radiator.

BEDROOM 2, 13'11" x 8'08" Rear facing UPVC double glazed window, laminate floor, fitted wardrobes, radiator.

BATHROOM, Rear facing UPVC double glazing, low flush WC, pedestal wash basin, panelled bath and over bath electric shower, tiled floor, radiator.

EXTERNALLY, Front garden, Rear lawned garden, boundary wall and fencing.

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