



# Mark Warren

Homes for sale in North Manchester

## 0161 643 2827

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Symond Road M9 6GS



**£ 145,000 O.I.T.R.O**

We offer to present the three bedroom Semi detached property.  
Built circa 1948. Two reception rooms. Gas central heating.  
Gardens to the front and rear.

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Hall, UPVC double glazed door, laminate flooring. Staircase to first floor.

Lounge, 14'10" x 13'00" Front facing UPVC double glazed bay window, feature fireplace with inset pebble electric fire, laminate flooring, coving, radiator.

Dining room, 13'00" x 9'05" Rear facing UPVC double glazed window, picture rails, radiator.

Rear porch, low flush WC.

Kitchen, 9'05" x 6'06" Front and side facing UPVC double glazed window, fitted range of modern base and wall units, inter grated electric double oven, 4 ring gas hob, extractor hood, single drainer bowl, half stainless steel sink unit, plumbed for washing machine, tiled over work surfaces, tiled floor.

Landing, loft access with pull down ladder, rear facing UPVC double glazed window.

Bedroom 1, 13'05" x 11'09" Front facing UPVC double glazed window, television point, picture rails, radiator.

Bedroom 2, 11'10" x 9'06" Rear facing UPVC double glazed window, television point, picture rails, radiator.

Bedroom 3, 9'06" x 6'02" Front facing UPVC double glazed window, built in cupboards, radiator.

Bathroom, Side facing UPVC double glazed window, white two piece suite comprising of pedestal wash basin, panelled bath and over bath electric shower, storage cupboards, tiled walls, chrome towel radiator.

Externally, Front garden, block paved drive in for 2 width vehicles, Rear lawned garden.

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