



# Mark Warren

Homes for sale in North Manchester

## 0161 643 2827

---

WARTON PLACE PR7 2RQ

Awaiting  
Photograph

**£ 169,950 OFFERS INVITED**

3 Bedroom Semi Detached Property situated in this very popular location

3 BEDROOM SEMI DETACHED  
COMBI GAS CENTRAL HEATING  
UPVC DOUBLE GLAZING  
GARAGE & LARGE GARDEN  
VACANT POSSESSION AVAILABLE

HALL, Double glazed entrance door, staircase to 1st floor, Radiator.

LOUNGE, 14'00" X 12'03" (4.2 X 3.7) Front facing Upvc double glazed bow window, Television aerial point, Feature key hole inset design living coal effect fireplace, Understairs cupboard, Radiator.

DINING AREA, 9'07" X 8'10" ( 2.8 X 2.6) Rear facing Upvc double glazed french style double doors and side window, Radiator. OPEN DESIGN WITH:

KITCHEN, 9'01" x 6'09" ( 2.7 x 2.0) Rear facing Upvc double glazed window, Fitted range of Base & Wall units incorporating Single drainer bowl & half stainless steel sink unit, Gas/Electric cooker points, Extractor fan over cooker slot, Plumbed for washer.

Landing, Loft access point, over stairs cupboard housing Worcester Combination central heating boiler, Gas wall heater.

Bedroom 1, 12'06" x 9'01 ( 3.8 x 2.7) Front facing Upvc double glazed window, Radiator.

Bedroom 2, 10'09" x 9'03" (3.2 x 2.8) Rear facing Upvc double glazed window, Radiator.

Bedroom 3, 8'03" x 6'02" (2.5 x 1.8) Front facing Upvc double glazed window, Radiator.

Shower room, Rear facing Upvc double glazed window, Comprises briefly:- Low flush w.c., Pedestal wash basin, double shower cubicle, Radiator.

External:- Front Garden and drive in, Side long drive way leading to Garage, Garage, 27'03" x 9'07" (8.3 x 2.8) Light & power points, Plumbed for washer, water tap.

Large shed previously used as an aviary 11'06" x 9'07" (3.5 x 2.8) sink, water tap, Light & power,

Large rear lawned gardens with garden fish pond,

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.