

NEW



Sussex Close, Manchester Offers over £130,000

- Terraced House
- Two Bedrooms
- Stylish Kitchen
- Fresh Decor
- Modern Bathroom
- Garden/Paved Patio
- Garage/Parking
- Popular Area
- Viewing Essential



## INTRODUCTION

**PERFECT FAMILY HOME OR FIRST TIME BUY!!**

*A beautifully presented, three bedroom mid terraced home situated on a popular estate, is being welcomed to the market in a convenient area of Swinton. Close to local amenities, network links and well known schools, the property is the ideal home for a professional couple, small family or first time home owner.*

*To the ground floor, the property briefly comprises; entrance porch, allowing access to reception. The reception allowing access to kitchen, under stairs storage and featuring stairs to the first floor. The kitchen further allows access to under stairs storage and door to rear. To the first floor; landing with doors to three bedrooms and three-piece bathroom. Externally, to the rear, the property boasts an enclosed patio, artificial laid to lawn garden and gate access out the back leading to a single garage belonging to the property. To the front, wood chipped bedding and patio leading to shared access pathway with access to on-road parking for numerous vehicles.*

*For more information or to arrange*

*a viewing, please contact our Sales team at your earliest convenience.*

## Ground Floor

### Entrance

UPVC double glazed door to the porch.

### Porch

**4'7 x 4'5 (1.40m x 1.35m)**

UPVC double glazed door to the reception room.

### Reception Room

**14'9 x 14'5 (4.50m x 4.39m)**

UPVC double glazed window, central heating radiator, television point, gas fire to the chimney breast with marble mantle and surround and hearth, wood panel flooring and door to the kitchen, understairs storage and stairs to the first floor.

### Kitchen

**14'5 x 8'8 (4.39m x 2.64m)**

UPVC double glazed window, central heating radiator, wood panel wall and base units, granite effect surfaces, free standing cooker, with four ring gas hob and grill, plumbing for washing machine and dryer, stainless steel sink, drainer and mixer tap, space for fridge freezer, part tiled elevations, tile effect flooring and door to the rear and door to understairs storage.

## First Floor

### Landing

Loft access and doors to three bedrooms and the bathroom.

### Bedroom One

**14'3 x 8'4 (4.34m x 2.54m)**

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Two

**9'8 x 8'5 (2.95m x 2.57m)**

UPVC double glazed window and central heating radiator.

### Bedroom Three

**10'8 x 5'7 (3.25m x 1.70m)**

UPVC double glazed window, central heating radiator and over stairs storage.

### Bathroom

**6'2 x 5'8 (1.88m x 1.73m)**

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of low basin WC, pedestal wash basin with traditional taps, panel bath with traditional taps and electric feed shower head, full tiled elevations and tile effect flooring.

## External

### Front

Garden fronted with wood chipped area and paved pathway to the entrance door.

### Rear

Enclosed paved patio with artificial lawn and gate out to garage access.

### Garage

**16'5 x 8'2 (5.00m x 2.49m)**

## Agents Notes

The property is Council Tax band B.

