

## Tindall Street, Manchester, M30 7DF



**Offers in excess of £120,000**

**\*\*NO CHAIN\*\* PERFECT FIRST HOME\*\*** Barlow White are pleased to bring to the market this SEMI-DETACHED PROPERTY, featuring an Entrance Hall, 2 RECEPTION ROOMS and a MODERN FITTED KITCHEN. Upstairs there are 3 SPACIOUS BEDROOMS and a MODERN BATHROOM. The property benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING, with a COMBI BOILER. Enclosed GARDENS TO THE FRONT AND REAR. A GREAT RESIDENTIAL LOCATION, close to local amenities, public transport and motorway networks. GREAT FAMILY HOME, to arrange a viewing please call Barlow White on 0161 7880909

**Lounge**  
**13'5 x 11'7 (4.09m x 3.53m)**



A rear aspect window, TV and power points, radiator and carpeted flooring.

**Dining Room**  
**10'6 x 9'8 (3.20m x 2.95m)**



A front aspect window, with TV and power points, radiator and laminate flooring.

**Kitchen**  
**9'8 x 9'7 (2.95m x 2.92m)**



A modern kitchen with floor standing and wall mounted units in oak with a co-ordinating work surface, fully tiled floor and part tiles walls. A stainless steel sink and drainer, electric oven and gas hob, with space for integrated fridge/freezer and plumbing for washer. A double glazed window and door to the rear and a radiator.

**Bedroom One**  
**12'1 x 9'4 (3.68m x 2.84m)**



Fitted wardrobes, a rear aspect window, radiator, power points and carpeted flooring.

**Bedroom Two**  
**12'2 x 10'6 (3.71m x 3.20m)**



Wet room comprising of w/c, pedestal sink and electric shower. Fully tiled walls and vinyl floor. Two side facing windows and a radiator.

Power points, rear aspect window, radiator and built in storage.

**Bedroom Three**  
**9'1 x 8'5 (2.77m x 2.57m)**



Front aspect window, power points, radiator and carpeted flooring.

**Bathroom**  
**7'4 x 5'6 (2.24m x 1.68m)**



