



REGISTERED OFFICE

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## Mardale Road, Manchester, M27 0YJ



**Offers over £195,000**

**\*\* THREE BEDROOMS \*\* SEMI DETACHED \*\*  
PRESENTED IN EXCELLENT CONDITION \*\***

Barlow White are pleased to bring to the market this fabulous family home in a highly sought after residential location. Internally the property briefly comprises of an entrance hallway off which there is a 20' lounge and a modern fitted kitchen. Upstairs there are three bedrooms and a modern family bathroom. The property benefits from Upvc Double Glazing and a brand new Gas Combi Boiler fitted in August that comes with a remote control feature. Externally there is a walled and gated garden to the front with a driveway for several vehicles and a garage to the rear of the property where you will find a lovely fully fenced garden with established borders and a lawned area. Ideally located off Worsley Rd close to the A580 and within walking distance to both Monton Village and Worsley, and close to local amenities and good schools. For more information or to arrange a viewing please call Barlow White on 0161 7880909.

#### **Entrance Hallway**

An enclosed porch leads to the hallway with power points, wall mounted radiator, front facing window and understairs storage.

#### **Lounge**

**10'8 x 20'3 (3.25m x 6.17m)**



With telephone and power points, tv aerial and wall mounted radiator. Picture rail, open feature fireplace with gas connection, front bay window and rear patio doors with carpeted flooring.

#### **Kitchen**

**7'11 x 7'10 (2.41m x 2.39m)**



With floor standing units in grained high gloss wood effect and wall units in white high gloss with black co-ordinating work surfaces and an oval stainless steel sink and drainer. Integrated electric oven with a gas hob and extractor hood. Integrated washer, dishwasher, fridge / freezer. Natural wood flooring, wall mounted radiator and side facing window and external door.

#### **Bathroom**

**6'7 x 8'7 (2.01m x 2.62m)**



A three piece white bathroom suite with chrome fixtures and fittings comprising of bath with electric shower overhead, basin sink set in a vanity unit and w/c. Fully tiled white walls and a moisture sealed laminate floor. Inset spotlights, towel radiator storage cupboard and dual aspect windows to the front and side of the property.

**Bedroom One**  
**10'9 x 11'11 (3.28m x 3.63m)**



Front aspect bay window, power points, wall mounted radiator and carpeted flooring.

**Bedroom Two**  
**10'9 x 7'10 (3.28m x 2.39m)**



Rear aspect window, power points, wall mounted radiator and carpeted flooring.

**Bedroom Three**  
**8'1 x 7'8 (2.46m x 2.34m)**

Side aspect window, power points, wall mounted radiator and carpeted flooring.

**External**



Fully enclosed gardens to the front rear with driveway and garage. To the rear there is a lawned area with an established border.

