



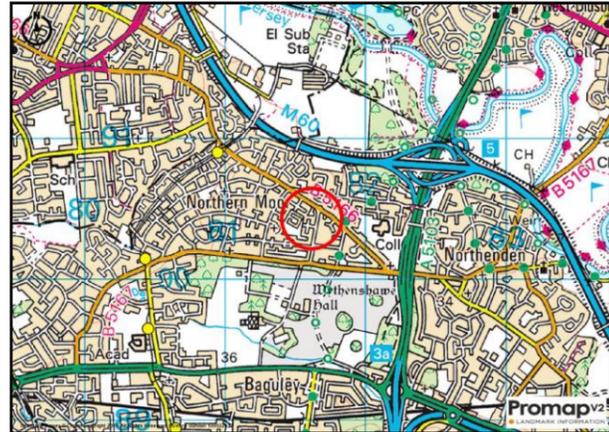
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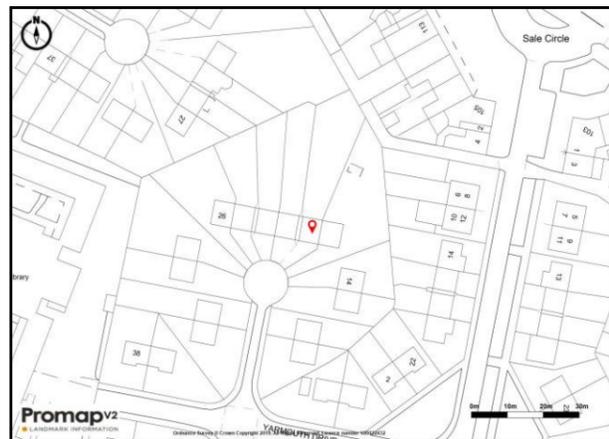


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp left onto Sibson Road. Continue to follow the road round onto Springfield Road and at the traffic lights turn right back onto School Road/ B5166 and continue along for 0.9 miles. Turn right to stay on the B5166 and then turn right at the 1st cross street onto Baguley Road/ A6144. Continue straight onto Northenden Road/ B5166 for 1.2 miles. Turn right towards Carloon Road and then turn left onto Carloon Road. Turn right onto Yarmouth Drive and the property will be found on the left hand side.



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).

To follow



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



INDEPENDENT ESTATE AGENTS

18 Yarmouth Drive Manchester, M23 0BT



A SUPERBLY PRESENTED AND MUCH IMPROVED THREE BEDROOMED FAMILY HOME WHICH ENJOYS A SUPERB LARGE REAR GARDEN AND DRIVEWAY PARKING. STYLISH RE FITTED KITCHEN AND BATHROOM.

Hall. Lounge. Fantastic Breakfast Kitchen. WC. Three Bedrooms. Contemporary Bathroom. Great Gardens. Driveway access at the back of the Garden.

“ A lovely Family Home with a superb Garden! ”

£179,950



A superbly-presented and much improved, Three Bedroomed Family Home which enjoys a wonderful, large, rear Garden.

Internally, there is neutral re-decoration and re-fitted, contemporary-design Kitchen and Bathroom.



The location is popular, being on a cul de sac which is within an easy reach of the new Metrolink Stops and Wythenshawe Park.

In addition to the Accommodation there is Driveway Parking at the back of the Garden and the superb, large, rear Garden.

An internal viewing will reveal:

The accommodation

Entrance Hallway having an opaque, leaded, UPVC double glazed front door. Staircase rising to the First Floor. Coved ceiling. door through to the Lounge.

14' x 13'5" (into bay) Lounge. An excellent-sized Reception Room having a wide-angled, UPVC double glazed, angled bay window to the front elevation. Coved ceiling. door through to the Breakfast Kitchen.



14' x 8'11" stylish Breakfast Kitchen re-fitted with a range of handleless, gloss-fronted base and eye-level units with worktops over and inset one-and-a-half bowl stainless steel sink unit with mixer tap. Built-in, 'Bosch', stainless steel fronted electric oven with four ring gas hob and stainless steel extractor hood over. Ample space for a range of freestanding appliances. Wall-mounted, 'Worcester', 'Bosch' gas central heating boiler concealed within one of the wall-mounted cupboards. Ceramic tiling to the return of the worksurface area. UPVC double glazed window to the rear elevation which provides lovely views over the Garden. Useful Breakfast Bar Area. Door through to useful under stairs storage. From the under stairs storage there is a door through to the Ground Floor WC.

Ground Floor WC re-fitted with a contemporary suite comprising of: low-level WC with push button flush, wall-hung wash hand basin. UPVC double glazed window to the rear elevation. Inset spotlights to the ceiling. Tiled floor.

First Floor Landing having a spindled balustrade to the return of the staircase opening. Doors then provide access to the Three Bedrooms and Bathroom. Loft access point.

13 (max) x 10'5" Bedroom One. A well-proportioned Double Bedroom having a UPVC double glazed window to the front elevation. Picture rail surround.

12'10" x 8'11" Bedroom Two. Another good Double Bedroom having a UPVC double glazed window to the rear elevation which also enjoys lovely views over the Garden. Picture rail surround. Useful, built-in storage cupboard.

8'7" x 7'8" Bedroom Three. A good-size Third Bedroom having a UPVC double glazed window to the front elevation.



7'3" x 5' a superb Bathroom recently re-fitted with a contemporary white suite with chrome fittings comprising of: panelled bath with electric shower over plus additional, flexible shower mixer attachment, low-level WC, pedestal wash hand basin. Tiled walls. Tiled floor. Inset spotlights to the ceiling. Wall-mounted, vertical, contemporary radiator. Opaque, UPVC double glazed window to the rear elevation.



Outside

Outside to the front, the property is approached via a gate and Pathway leading to the front door; whilst to the rear, the property enjoys a fantastic, large lawned Garden with paved Patio Area.

There is Vehicular Access at the back of the Garden through some gates providing Driveway Parking.

A lovely Family Home with a superb Garden!



Approx Gross Floor Area = 747 Sq. Feet
= 69.3 Sq. Metres

