



## 219 Canterbury Road, Manchester, M41

**£265,000**

NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to bring to the market this three bedroom semi-detached property located on the ever popular Canterbury Road. Being offered with know vendor chain this charming property boasts spacious living accommodation and is conveniently located for access to all local amenities and within the catchment area for several popular schools. The accommodation comprises of porch, entrance hallway, dining room, lounge, fitted breakfast kitchen leading to the integral garage. To the upstairs are the three good sized bedrooms, fitted bathroom and separate WC. The property is mostly double glazed and warmed by gas central heating. To the outside front is a gated driveway leading to a lawned garden. Whilst to the rear is a charming mostly lawned garden with paved patio area. To book your viewing call HOME on 01617471177.

- No vendor chain
- Popular location
- Two reception rooms
- Breakfast kitchen
- Integral garage
- Three spacious bedrooms
- Off road parking
- Good sized rear garden
- Gas central heating
- Viewing advised



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## PORCH

## ENTRANCE HALLWAY

Double panel radiator.

## DINING ROOM 9'85 x 10'94 (2.74m x 3.05m)

UPVC box bay window to front. Double panel radiator.

## LOUNGE 18'77 x 10'73 (5.49m x 3.05m)

Hardwood single glazed window to rear. Gas fire. Television point. Double panel radiator.

## CONSERVATORY 10'45 x 6'30 (3.05m x 1.83m)

Hardwood single glazed to three sides.

## BREAKFAST KITCHEN 18'83 x 7'59 (5.49m x 2.13m)

Two uPVC double glazed windows to rear, A range of fitted wall and base units. Rolled edge worktops. Breakfast bar. Double panel radiator.

## INTEGRAL GARAGE 18'83 x 7'59 (5.49m x 2.13m)

Up and over door. Power and lighting.

## LANDING

Hardwood single glazed window to side. Shaped.

## BEDROOM ONE 16'07 x 10'37 (5.05m x 3.05m)

UPVC double glazed bay window to front. A range of fitted wardrobes. Double panel radiator.

## BEDROOM TWO 13'06 x 10'37 (4.11m x 3.05m)

Hardwood single glazed window to rear. A range of built in wardrobes. Double panel radiator.

## BEDROOM THREE 10'61 x 7'21 (3.05m x 2.13m)

UPVC double glazed window to front. Double panel radiator.

## BATHROOM 7'30 x 6'22 (2.13m x 1.83m)

Hardwood single glazed window to rear. Wash hand basin. Splash wall tiling. Double panel radiator.

## SEPARATE WC

Hardwood single glazed window to side. WC. Splash wall tiling.

## OUTSIDE

To the outside front is a gated driveway leading to a lawned garden. Whilst to the rear is a charming mostly lawned garden with paved patio area. To book your viewing call HOME on 01617471177.

## Property disclaimer

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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Registered Address 24 Broad Street, Salford, M6 5BY - England  
Company Registration numbers: Manton - 9262084 Urmston - 04331861 Stretford - 08259553