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#### Monton Office

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## 61 Stott Drive, Manchester, M41 6WA

**£214,950**

PEACEFUL LOCATION! HOME ESTATE AGENTS are proud to offer for sale with no vendor chain this two double bedroom dormer bungalow situated on the well regarded Stott Drive. In brief the accommodation comprises hallway, lounge, fitted 'eat in' kitchen, downstairs three piece shower room, landing & the two double bedrooms. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front there is a generous paved driveway providing ample off road parking and leading to a detached garage. To the rear, which enjoys a sunny aspect, there is a paved patio area and lawned garden. To avoid missing out call HOME on 01617471177.

- No vendor chain
- Eat in kitchen
- Good sized gardens
- Viewing advised
- Quiet location
- Two double bedrooms
- Detached garage
- Downstairs shower room
- Gas central heating
- Double glazed



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Registered Address: 24 Broad Street, Salford, M6 5BY - England  
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## HALL

### LOUNGE 14'7 x 12'0 (4.45m x 3.66m)

UPVC double glazed window to front. Television point. Single panel radiator.

### EAT IN KITCHEN 17'11 x 8'5 (5.46m x 2.57m)

Two uPVC double glazed windows to rear. A range of fitted wall and base units. Rolled edge worktops. Splash wall tiling. Single panel radiator.

## SHOWER ROOM

UPVC double glazed opaque window to front. Shower cubicle. Wash hand basin. WC. Splash wall tiling.

## LANDING

### BEDROOM ONE 11'03 x 11'11 (3.43m x 3.63m)

UPVC double glazed window to front. Single panel radiator.

### BEDROOM TWO 8'8 x 11'11 (2.64m x 3.63m)

UPVC double glazed window to rear. Single panel radiator.

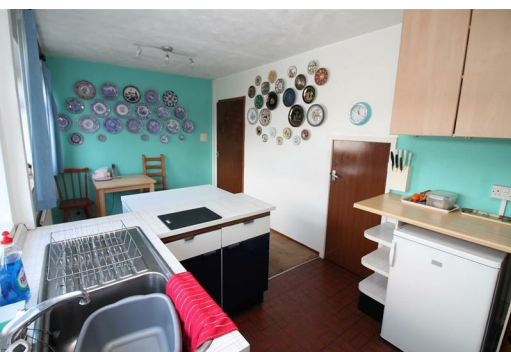
## OUTSIDE

Externally to the front there is a generous paved driveway providing ample off road parking and leading to a detached garage. To the rear, which enjoys a sunny aspect, there is a paved patio area and lawned garden To avoid missing out 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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