



pearson
ferrier  *a property for everyone*

19 HODDER WAY
Whitefield, M45 8HT
£170,000

19 HODDER WAY

Property at a glance

- Three Double Bedrooms
- Freehold
- Immaculate Condition
- Cul de Sac Location
- No Onward Chain
- Large Rear Garden

PEARSON FERRIER HAVE AGREED A SALE ON THIS PROPERTY AND HAVE A NUMBER OF POTENTIAL PURCHASERS STILL LOOKING FOR A HOME. IF YOU ARE THINKING OF SELLING PLEASE CONTACT US. This immaculate three double bedroom freehold property will make a great home for the lucky new owners. With a larger than expected rear garden and being located on a quiet cul de sac it would be ideal for a young family. Within walking distance of Heaton Park and Besses Metrolink stop it is also well positioned for access to the motorway.

The accommodation on offer comprises an entrance hallway, large open plan lounge diner with double doors opening onto the rear garden, fitted kitchen with modern high gloss units and door to the rear. To the first floor are three double bedrooms, a family bathroom and separate W.C.

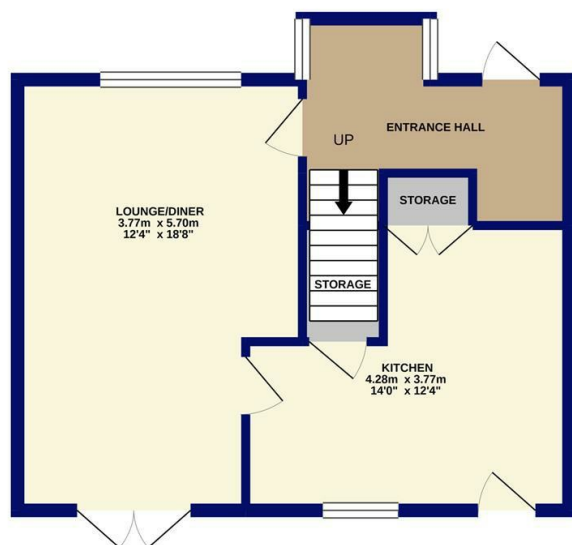
As you would expect from a property of this quality it is fully double glazed and warmed by gas central heating.

For more information or to arrange a viewing on what is sure to be an extremely popular property please contact the office.

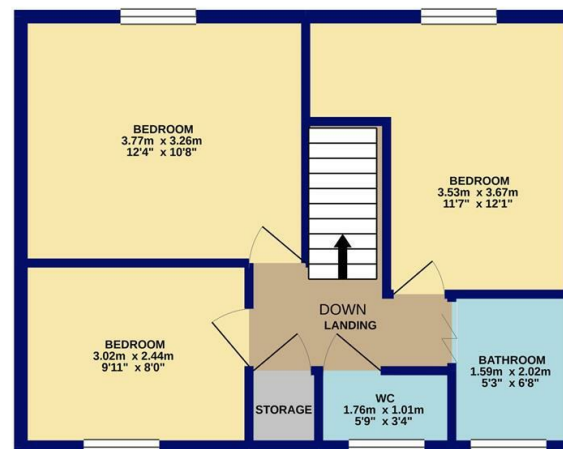




GROUND FLOOR
42.9 sq.m. (462 sq.ft.) approx.

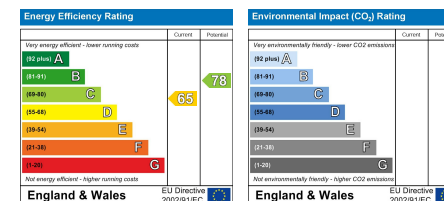


1ST FLOOR
41.6 sq.m. (447 sq.ft.) approx.



TOTAL FLOOR AREA : 84.5 sq.m. (909 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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