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14 West Ave, New Moston



- Very Well Presented Three Bed Semi Detached On Corner Plot
  - Gas Central Heated / Double Glazed Windows
- Lounge With Open Plan To Dining Area / Separate Kitchen
  - Two-Piece Bathroom / Separate W.C
- "Astroturf" Lawned And Paved Front Garden / Side Paved Garden
- Rear Lawned Garden With Patio / Driveway And Detached Garage

£240,000

Very well presented three bed semi detached set on a good-sized corner plot with gated paved and "Astroturf" lawned front garden, a side paved garden leading to the rear lawned garden with patio area and a driveway providing off road parking and access to the detached garage. Briefly comprising of gas central heating, double glazed windows, lounge with open plan to dining area at the rear and a separate kitchen. The first floor affords the three bedrooms, a two-piece bathroom and a separate W.C. Externally to the front is an "Astroturf" lawned and paved garden with access to a side paved garden with feature borders which in turn leads to the rear garden which comprises of patio area continuing to the foot of the garden with lawned areas either side. A separate driveway leading to a detached garage is accessed via gate from the rear garden and by vehicle from the side.

Conveniently situated for local shops, school and facilities, ideal for direct transport links to Manchester City Centre and within close proximity of the M60 motorway network.

## **GROUND FLOOR**

### **HALL**

Hallway with carpet flooring, radiator, under-stair storage and staircase rising to the first floor. Access to kitchen

### **LOUNGE**

3.73m x 3.59m (12'2" x 11'9")

Front aspect with bay window, gas fire set within feature surround and housing "Baxi" back boiler, coved ceiling, T.V point, carpet flooring and radiator. Open plan to dining area.



### **DINING AREA**

2.63m x 2.62m (8'7" x 8'7")

Rear aspect with carpet flooring and coved ceiling.



### **KITCHEN**

3.06m x 2.88m (10'0" x 9'5")

Rear aspect with a range of wall and base units incorporating stainless steel sink, electric hob with extractor above, built in electric oven, space for tall fridge/freezer, space and plumbing for an automatic washing machine and vinyl flooring.



## **FIRST FLOOR**

### **BEDROOM 1**

3.88m x 3.77m (12'8" x 12'4")

Front aspect with bay window, fitted wardrobes, coved ceiling, carpet flooring and radiator.



## BEDROOM 2

3.0m x 2.98m (9'10" x 9'9")

Rear aspect with fitted wardrobes, carpet flooring and radiator.



## BEDROOM 3

2.15m x 1.80m (7'0" x 5'10")

Front aspect with fitted cupboard, carpet flooring and radiator.



## BATHROOM

Two-piece bathroom comprising of bath with shower above, vanity wash-basin, fully tiled floor and walls and heated towel rail.

## W.C

Separate low-level W.C with tiled walls and flooring.

## OUTSIDE

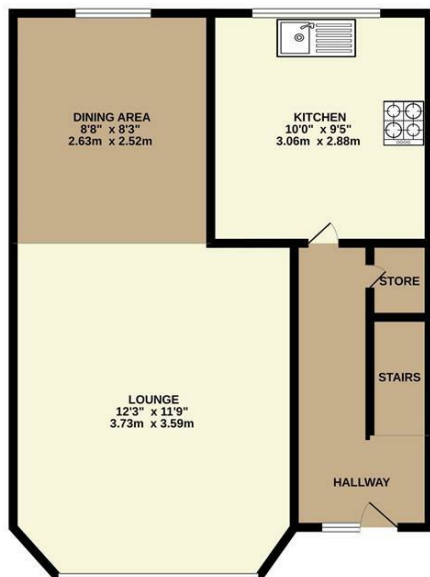
Externally to the front is an "Astroturf" lawned garden and gated driveway providing off road parking with access to a side paved garden with feature borders which in turn leads to the rear garden which comprises of patio area continuing to the foot of the garden with lawned areas either side. A separate driveway leading to a detached garage is accessed via gate from the rear garden and by vehicle from the side.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

*PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only***

GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) 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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