



The Property Ombudsman

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WATERSONS
INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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87 Gateacre Walk, Manchester, M23 9BA
£235,000

Directions

Head east on School Rd/B5166 towards Hayfield St and turn right onto Sibson Rd/B5166. Turn left onto Washway Rd/A56 and turn left onto Marsland Rd/A6144. Turn right onto Brooklands Rd. At the roundabout, take the 1st exit onto Altrincham Rd/A560. Turn left onto Ferndown Rd then right onto Wythenshawe Road. Turn right onto Gateacre Walk and the property will be on the left

- Two Bedroom Modern Semi Detached
- Private Rear Garden
- Modern Kitchen & Bathroom Fittings Throughout
- Driveway Parking

****NO CHAIN** A SUPERB TWO BEDROOMED MODERN SEMI DETACHED WHICH HAS DRIVEWAY PARKING AND A GOOD SIZED PRIVATE REAR GARDEN. POPULAR LOCATION CLOSE TO METROLINK.**

Hall. Lounge. Dining Room. Kitchen. Two Beds. Bathroom. Lovely Garden. Driveway Parking. Energy Rating: C

CONTACT SALE 0161 973 6688

A well proportioned Two Bedrooomed Modern Semi Detached which offers good-sized rooms throughout.

There are Two Reception Rooms and Kitchen to the Ground Floor, Two Bedrooms - one with dressing area and Bathroom to the First Floor.

In addition to the Accommodation, the property has a good-sized private rear Garden and Driveway Parking to the front.

The location is very convenient within an easy reach of Timperley, Sale and the Motorway Networks as well as being close to the Metrolink.

An internal viewing will reveal:

Entrance Porch. Having opaque glazed panelled front door. Staircase rises to the First Floor. Door opens to the Lounge.

Lounge. A well proportioned reception room having a uPVC double glazed window to the front elevation. Gas fire disconnected. Coved ceiling. Door provides access to useful understairs storage cupboard. Large opening into the Dining Room.

Dining Room. Another good sized reception room having a set of uPVC double glazed French doors opening onto the Rear Garden. Opening into the Kitchen.

Kitchen. Fitted with a range of base and eye level units with worktops over and inset stainless steel sink unit with mixer tap. Built in electric oven with four ring gas hob. Ample space for a range of free standing appliances. Wall mounted Worcester gas central heating boiler. uPVC double glazed window to the rear elevation overlooking the Gardens.

First Floor Landing. Having doors opening to the Two Bedrooms, Bathroom and useful storage cupboard. Loft access point. uPVC double glazed window to the side elevation.

Bedroom One. A well proportioned double bedroom having a uPVC double glazed window to the front elevation. Built in wardrobes with sliding doors. Large opening into the Dressing Room.

Dressing Room. Having a uPVC double glazed window to the front elevation.

Bedroom Two. Another good size room having a uPVC double glazed window to the rear elevation.

Bathroom. Fitted with a white suite and chrome fittings comprising of panelled bath with electric shower over and fitted glass shower screen. Enclosed system WC. Vanity sink unit. Wall mounted polished chrome towel rail radiator. Part tiled walls. Opaque uPVC double glazed window to the rear elevation.

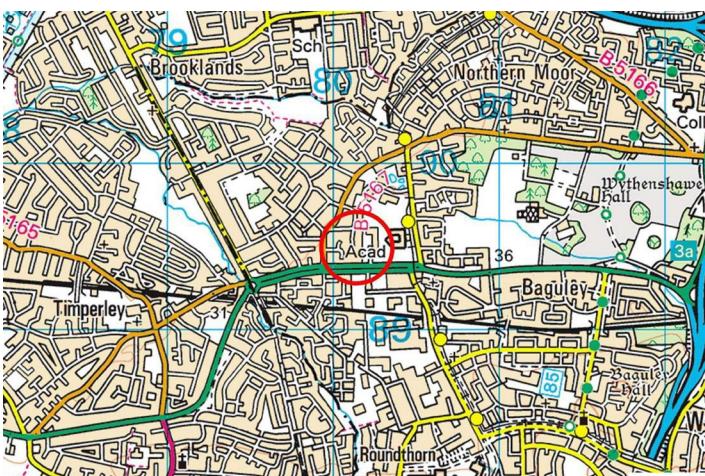
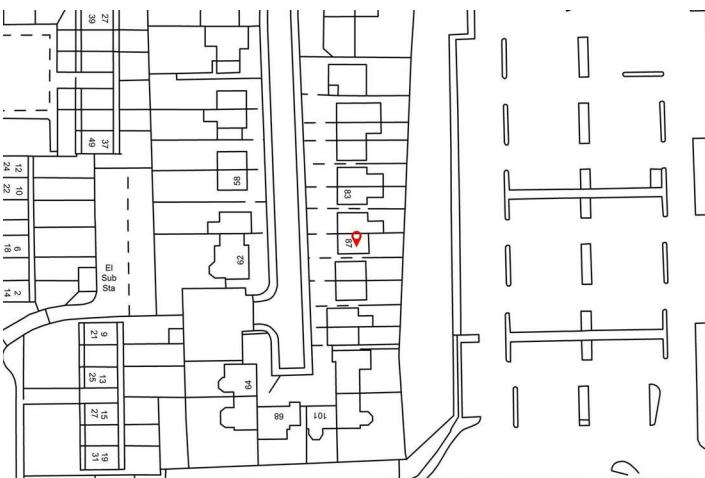
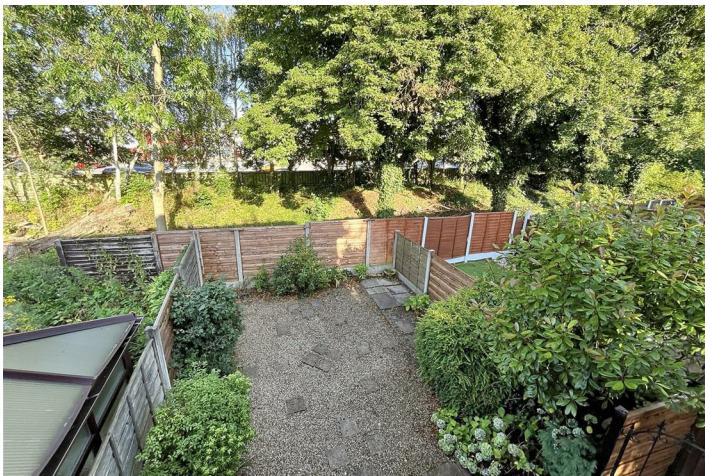
Outside to the front, the property has Driveway Parking to the front. There is access down the side of the property and a wrought iron gate opens to the Rear Garden.

There is a gravelled and paved garden to the rear which feels really private as there are no properties directly behind.

Always popular houses and offered for sale with no chain!







Floorplans

Approx Gross Floor Area = 600 Sq. Feet
= 55.8 Sq. Metres

