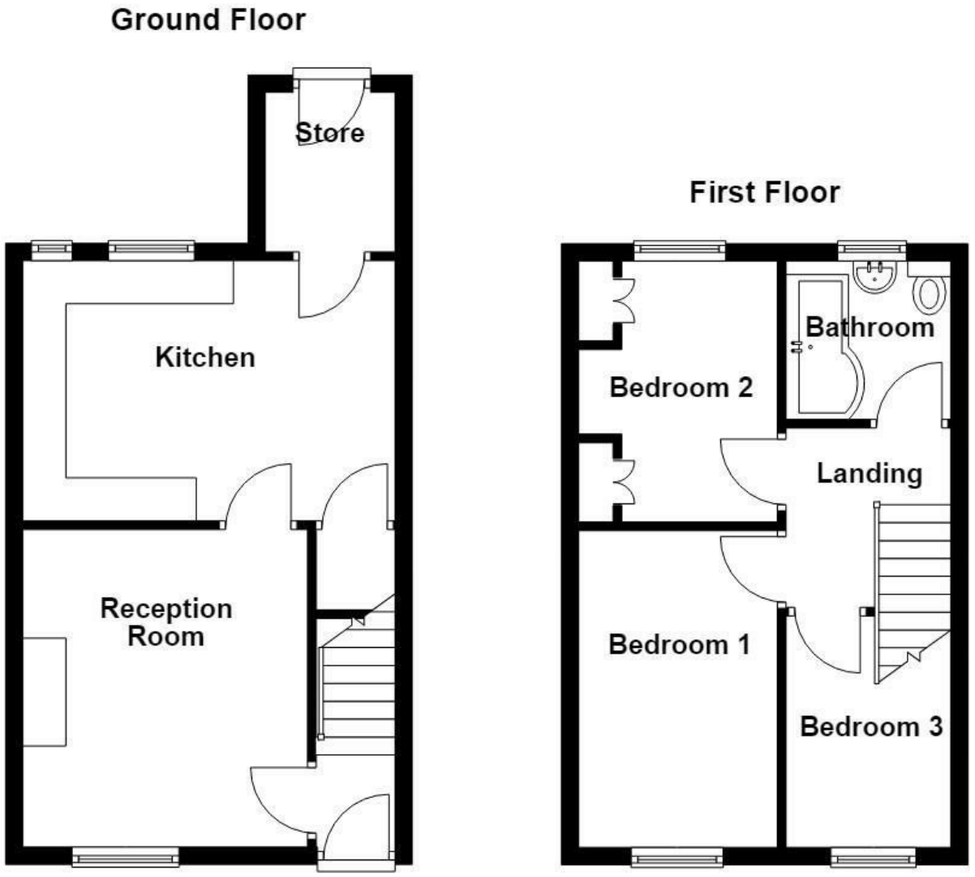
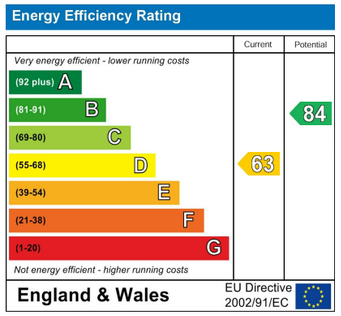
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Alder Drive, Wardley, M27 9QG

Offers Over £200,000

END TERRACED THREE BED HOME - CLOSE TO TRANSPORT LINKS TO CITY AND LOCAL SHOPS

This home offers a perfect blend of modern living and comfort. Upon entering, you will be greeted by a spacious and inviting atmosphere, ideal for families or those seeking a peaceful retreat.

The heart of the home is undoubtedly the modern kitchen, which boasts integrated appliances that make cooking and entertaining a pleasure. This stylish space is designed to cater to all your culinary needs while providing a contemporary aesthetic that is sure to impress.

The property features three well-proportioned bedrooms, each offering ample space for relaxation and personalisation. The modern fitted family bathroom is equally impressive, providing a serene environment for unwinding after a long day.

With its convenient location, this home is well-placed for access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

In summary, this semi-detached house on Alder Drive is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a modern home. Do not miss the chance to make this property your own.

Alder Drive, Wardley, M27 9QG

Offers Over £200,000

3 1 1 D

- End Terraced Property
- Three Bedrooms
- Open Plan Dining Kitchen
- Spacious Reception Room
- Three Piece Bathroom
- Front & Rear Gardens & Garage
- On Street Parking
- Leasehold
- Council Tax Band A
- EPC Rating D

Ground Floor

Entrance Hallway

4'4 x 3'10 (1.32m x 1.17m)

UPVC front entrance door, stairs to the first floor, door to reception room, electric metre, distribution board, cupboard with gas metre, luxury vinyl flooring and central heating radiator.

Reception Room

12'2 x 7'8 (3.71m x 2.34m)

UPVC double glazed window, central heating radiator, luxury vinyl flooring and door to the kitchen.

Kitchen

12'2 x 9'11 (3.71m x 3.02m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with surfaces and tiled splashbacks, oven and microwave in high rise units, electric hob, extractor hood, double bowl sink with mixer tap, integrated fridge freezer and washing machine, integrated dishwasher, understairs storage housing the boiler, spotlights and door to the store.

Store

6'1 x 4'11 (1.85m x 1.50m)

UPVC double glazed windows and door to the rear.

First Floor

Landing

6'5 x 6'3 (1.96m x 1.91m)

Doors to three bedrooms and bathroom.

Bedroom One

12'1 x 7'7 (3.68m x 2.31m)

UPVC double glazed window and central heating radiator.

Bedroom Two

9'9 x 8'5 (2.97m x 2.57m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'10 x 7'3 (2.69m x 2.21m)

UPVC double glazed window and central heating radiator.

Bathroom

6'11 x 6'3 (2.11m x 1.91m)

UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath with direct feed shower overhead, PVC panelled elevations, spotlights, extractor fan, and tiled flooring.

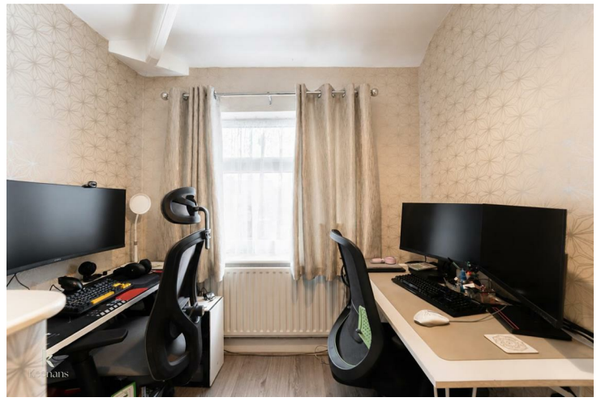
External

Rear

Laid to lawn garden with paved patio and access to the garage.







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