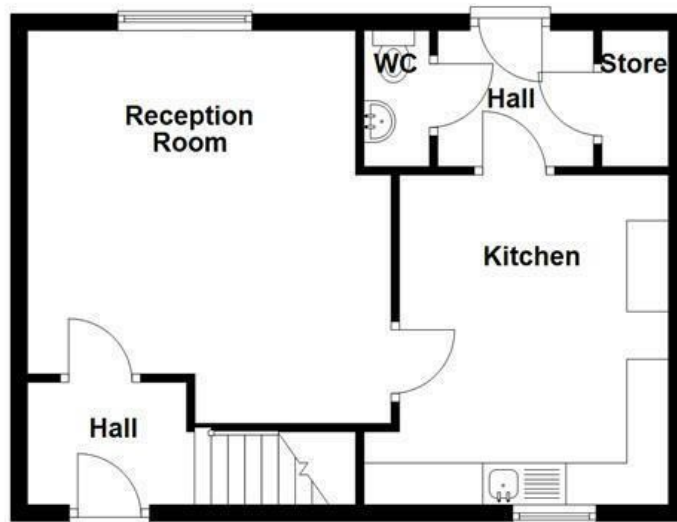
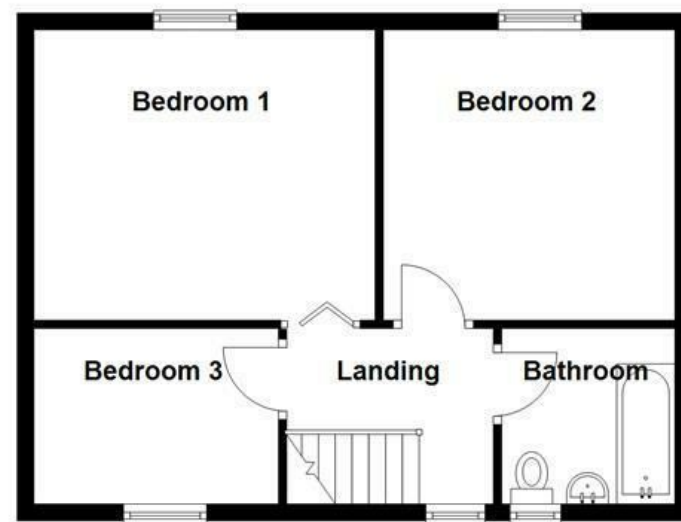


Ground Floor



First Floor



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Weldon Drive, Manchester, M9 ORW

£190,000

AN ENVIABLE THREE BEDROOM PROPERTY IN MANCHESTER

Nestled on the desirable Weldon Drive in Manchester, this enviable family home presents an excellent opportunity for those seeking comfort and convenience. The property has been well maintained, ensuring that it is ready for you to move in and make it your own.

One of the standout features of this house is its well-appointed garden, which offers a perfect space for outdoor activities, relaxation, or entertaining guests. The garden is a delightful extension of the home, providing a tranquil retreat from the hustle and bustle of daily life.

In addition to its charming interior and outdoor space, this property boasts good motorway links, making commuting a breeze. Whether you are heading into the city or exploring the surrounding areas, you will find that access to major routes is both straightforward and efficient. Furthermore, the good links into Manchester ensure that you are never far from the vibrant culture, shopping, and dining that the city has to offer.

This house is not just a place to live; it is a home where memories can be made. With its combination of a well-maintained interior, a lovely garden, and excellent transport links, it is an ideal choice for families looking to settle in a welcoming community. Do not miss the chance to view this remarkable property and envision your future here.

# Weldon Drive, Manchester, M9 ORW

£190,000



- Tenure Freehold
- Council Tax Band A
- EPC Rating TBC
- Off Road Parking
- Three Well Proportioned Bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite
- Ideal Family Home
- Viewing Essential
- Enviably Garden Space
- Easy Access To Major Commuter Routes

## Ground Floor

### Entrance Hall

11'10 x 4'10 (3.61m x 1.47m)

### Reception Room

13'6 x 12'11 (4.11m x 3.94m)

### Kitchen

13' x 12'2 (3.96m x 3.71m)

### WC

5'3 x 2'6 (1.60m x 0.76m)

### Rear Hall

5'2 x (1.57m x )

### Storage

5'3 x 2'7 (1.60m x 0.79m)

## First Floor

### Landing

6'6 x 6'5 (1.98m x 1.96m)

### Bedroom One

12'10 x 11'5 (3.91m x 3.48m)

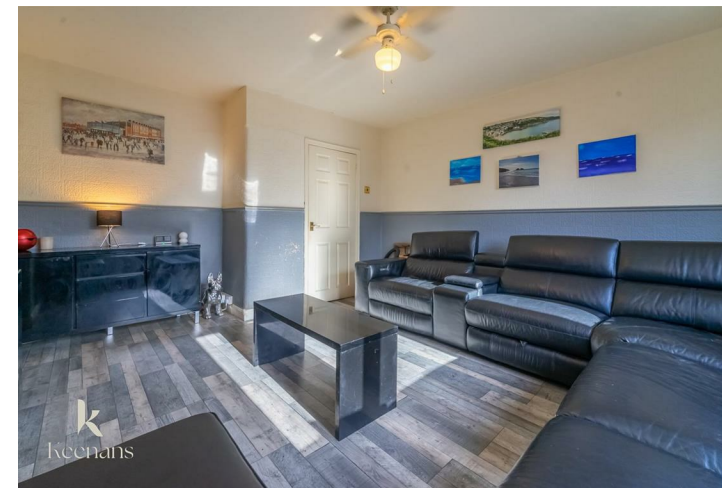
### Bedroom Two

### Bedroom Three

9'11 x 7'3 (3.02m x 2.21m)

### Shower Room

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



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