



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>72</b>	<b>84</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		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.



## Teddington Road, Manchester, M40 0DJ

### Offers Over £220,000

#### AN ENVIABLE FAMILY HOME

Having been presented and maintained beautifully throughout with spacious rooms, modern fixtures and fittings and fantastic garden space, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Moston. With gated off road parking, three generously sized bedrooms and open plan kitchen diner, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Stockport and major motorway links.

The property comprises briefly; a welcoming entrance porch leads through to a hallway. The hallway guides you on to a spacious reception room, contemporary fitted kitchen and staircase to the first floor. The kitchen boasts modern wall and base units and leads on to a utility room. The first floor comprises of doors on to three generously sized bedrooms, bathroom and WC. Externally there is an enclosed garden to the rear with paving and bedding areas. To the front there is a gated driveway.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

# Teddington Road, Manchester, M40 0DJ

## Offers Over £220,000

**3****1****1****C**

- Semi Detached Property
  - Two Piece Bathroom And Separate WC
  - Off Road Parking
  - EPC Rating: C
- Three Bedrooms
  - One Reception Room
  - Freehold
- Fitted Kitchen And Separate Utility Room
  - Enclosed Rear Garden
  - Council Tax Band: A

### Ground Floor

#### Porch

5'9 x 2'4 (1.75m x 0.71m)

UPVC double glazed leaded entrance door, UPVC double glazed window and UPVC double glazed frosted door to hall.

#### Hall

10'10 x 6'2 (3.30m x 1.88m)

Upright mirrored central heating radiator, smoke detector, dado rail, under stairs storage, wood effect laminate floor, stairs to first floor and doors to reception room and kitchen.

#### Reception Room

14'3 x 10'10 (4.34m x 3.30m)

UPVC double glazed window, central heating radiator, dado rail and TV point.

#### Kitchen

15'11 x 10'1 (4.85m x 3.07m)

Two UPVC double glazed windows, upright central heating radiator, range of grey gloss wall and base units, marble effect worktops, tiled splash back, stainless steel sink with draining board and mixer tap, integrated electric oven, four ring induction hob, extractor hood, integrated microwave, space for fridge freezer, tiled floor and door to utility room.

#### Utility Room

10'1 x 4'7 (3.07m x 1.40m)

Plumbing for washing machine, Worcester boiler, tiled floor and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

8'4 x 6'5 (2.54m x 1.96m)

UPVC double glazed window, dado rail, loft access, smoke detector and doors to three bedrooms, bathroom and WC.

#### Bedroom One

14'3 x 10'2 (4.34m x 3.10m)

UPVC double glazed window, central heating radiator and storage cupboard.

#### Bedroom Two

14'3 x 10'10 (4.34m x 3.30m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

10'8 x 6'10 (3.25m x 2.08m)

UPVC double glazed window and central heating radiator.

#### Bathroom

5'7 x 5'3 (1.70m x 1.60m)

UPVC double glazed frosted window, central heating towel rail, spotlights, panel bath with waterfall mixer tap and direct feed rainfall shower over, vanity top wash basin with waterfall mixer tap, extractor fan, tiled elevation, PVC to ceiling and tiled floor.

### WC

5'7 x 2'7 (1.70m x 0.79m)

UPVC double glazed frosted window, dual flush WC, tiled elevation and tiled flooring.

### External

#### Front

Gated off road parking.

#### Rear

Enclosed paved garden with bedding areas.



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