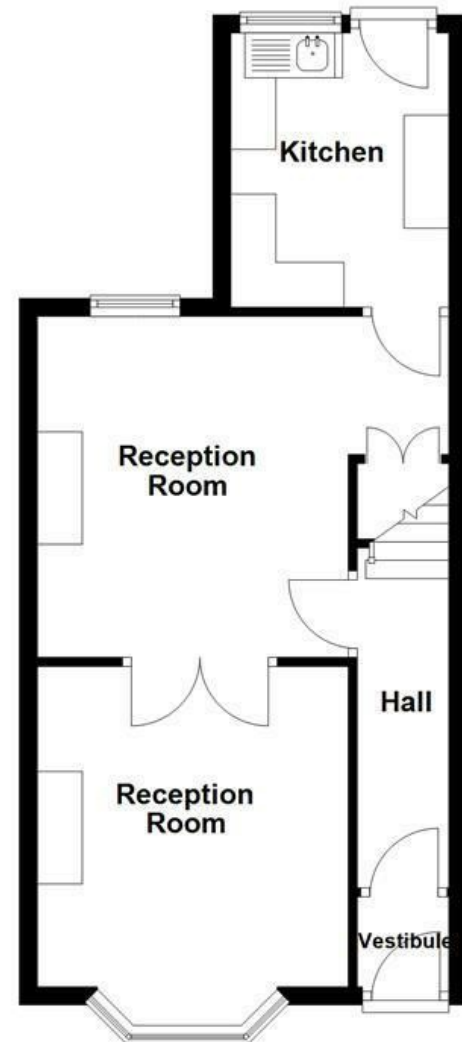


Ground Floor



First Floor



Alma Street, Manchester, M30 0EX

Offers Over £210,000

AN ENVIABLE SEMI DETACHED PROPERTY

Offering spacious rooms, neutral decoration and no chain delay, this enviable two double bedroom semi detached property is being proudly welcomed to the market in the sought after location of Eccles. Having been presented and maintained beautifully throughout this property, once updated, has the potential to be the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room guides you through to an additional reception room and through to the kitchen. The first floor comprises of doors on to two double bedrooms and a five piece bathroom suite. Externally there is an enclosed garden to the rear with paving, bedding and stone chip areas. To the front there is a courtyard.

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

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		
	56	79
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.

Alma Street, Manchester, M30 0EX

Offers Over £210,000

 2  1  2  D

- Semi Detached Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: D
- Two Bedrooms
- Five Piece Bathroom
- Freehold
- Two Spacious Reception Rooms
- Enclosed Rear Yard
- Council Tax Band: A

Ground Floor

Vestibule

3'5 x 3'4 (1.04m x 1.02m)

Hardwood single glazed frosted entrance door, wood effect laminate floor and hardwood single glazed frosted door to hall.

Hall

11'2 x 3'4 (3.40m x 1.02m)

Central heating radiator, smoke alarm, wood effect laminate floor, stairs to first floor and hardwood single glazed frosted door to reception room two.

Reception Room Two

15' x 12'5 (4.57m x 3.78m)

UPVC double glazed window, central heating radiator, electric fire, granite effect hearth and surround, TV point, under stairs storage with hatch to cellar, hardwood single glazed frosted double doors to reception room one and hardwood single glazed frosted door to kitchen.

Reception Room One

14'5 x 11'4 (4.39m x 3.45m)

UPVC double glazed bay window, central heating radiator, gas fire, granite hearth and surround, TV point and wood effect laminate flooring.

Kitchen

10' x 8' (3.05m x 2.44m)

UPVC double glazed window, laminate wall and base units, granite effect worktops, tiled splash back, stainless steel sink with draining board and mixer tap, space for freestanding cooker, extractor hood, space for fridge freezer, plumbing for washing machine, tiled floor and composite double glazed frosted door to rear.

First Floor

Landing

12'7 x 6 (3.84m x 1.83m)

Loft access and doors to two bedrooms and bathroom.

Bedroom One

15' x 11'11 (4.57m x 3.63m)

Two UPVC double glazed leaded windows, central heating radiator, fitted wardrobes and vanity unit.

Bedroom Two

12'7 x 8'8 (3.84m x 2.64m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect laminate flooring.

Bathroom

10' x 8' (3.05m x 2.44m)

Two UPVC double glazed frosted windows, central heating radiator, low flush WC, bidet, vanity top wash basin with traditional taps, corner panel bath with traditional taps and water jets, direct feed shower in enclosure, linen cupboard, tiled elevation and lino flooring.

External

Front

Courtyard.

Rear

Enclosed paved yard, stone chips and bedding area.



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