



**34 GATLEY ROAD, M33 2RQ**  
**£240,000**

3 1 2



## DESCRIPTION

A COMPETITIVELY PRICED THREE BEDROOM MID-TERRACE PROPERTY THAT FORMS PART OF A POPULAR LOCATION AND BENEFITS FROM A SUBSTANTIAL REAR GARDEN.

The interior would benefit from some cosmetic updating but the potential to both add value and create a fantastic home is clear to see.

Benefits include an open plan dining kitchen, brick built external store, front gardens that could be converted into off road parking, gas central heating and double glazing throughout.

In brief the accommodation comprises: entrance porch, entrance hallway, lounge and a dining kitchen which provides access to the rear gardens. To the first floor there are three bedrooms, a shower room and a separate WC.

This property is FREEHOLD and is being sold with NO ONWARD CHAIN.

Trafford Council Band = B.  
EPC = TBC.

## KEY FEATURES

- Three bedroom mid-terrace
- Potential to develop and add value
- Open plan dining kitchen
- Substantial rear garden
- Competitively priced for this busy market
- Gas central heating & double glazing
- Potential to create off road parking
- Freehold/No onward chain

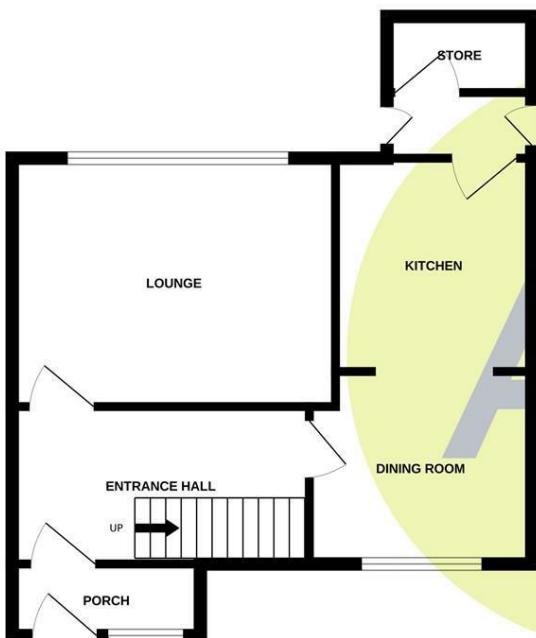




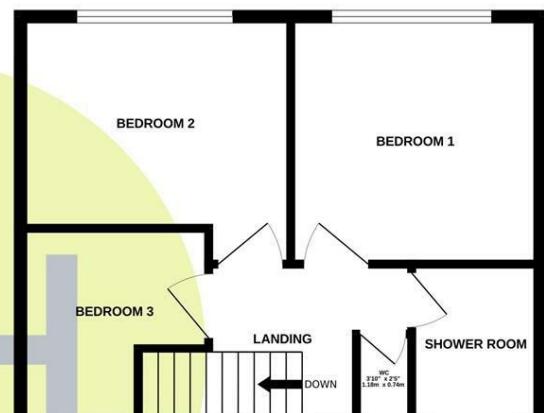
# FLOOR PLANS



GROUND FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.