



Victory Grove, Manchester, M34 5XA

Offers in the region of £260,000

Nestled in the charming area of Victory Grove, Audenshaw, Manchester, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere.

The house features a conveniently located bathroom, designed to cater to the needs of modern living. With its practical layout, this home is ideal for those seeking comfort and functionality.

One of the standout features of this property is the generous parking space, accommodating up to four vehicles, which is a rare find in this area. This added convenience ensures that you and your guests will never have to worry about parking.

Victory Grove is situated in a friendly neighbourhood, offering a blend of suburban tranquility and easy access to local amenities. Residents can enjoy nearby parks, schools, and shops, making it an ideal location for families.

In summary, this semi-detached house on Victory Grove is a wonderful opportunity for anyone looking to settle in a vibrant community in Manchester. With its spacious bedrooms, inviting reception room, and ample parking, this property is sure to meet the needs of modern living. Do not miss the chance to make this lovely house your new home.



GROUND FLOOR

Entrance Vestibule

3'4 x 4'5 (1.02m x 1.35m)

Main entrance leading into the property. Door leading to living room & Staircase leading upstairs open plan

Living Room

15'5" x 15'6" (4.70m x 4.72m)

Large living room with double glazed window facing the front of the property, gas fire. Open plan staircase. Door leading into Kitchen

Kitchen

11'0" x 12'5" (3.36m x 3.78m)

Window to rear, double radiator, Kitchen with base & top cupboards, sink drainer

Hall

4'1 x 2'9 (1.24m x 0.84m)

Door to downstairs WC and outside side of the property

Toilet

5'9 x 2'1 (1.75m x 0.64m)

Window to rear, radiator, wc & sink basin

FIRST FLOOR

Landing

8'1 x 5'8 (2.46m x 1.73m)

Window to side. 4 doors leading into all bedrooms / bathroom

Bedroom 1

12'9" x 9'6" (3.88m x 2.90m)

Window to rear,

Bedroom 2

11'6" x 8'8" (3.50m x 2.63m)

Window rear facing

Bedroom 3

7'11" x 6'6" (2.41m x 1.99m)

Window to front, Storage cupboard, radiator,

Bathroom

6'7 x 5'8 (2.01m x 1.73m)

Window to rear, Toilet, sink basin & large standing shower cubicle

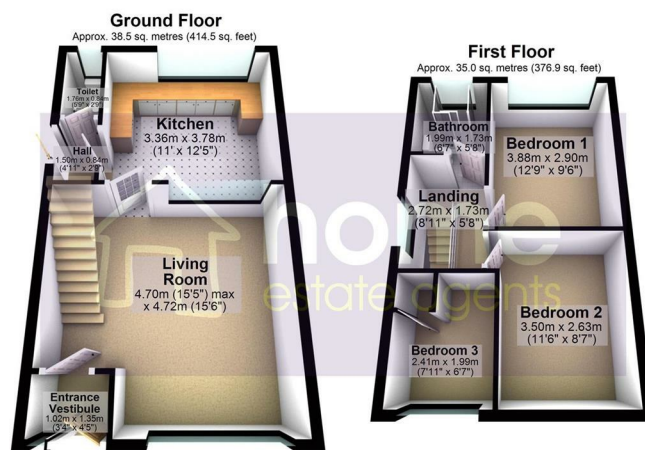
DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements

given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 73.5 sq. metres (791.4 sq. feet)

