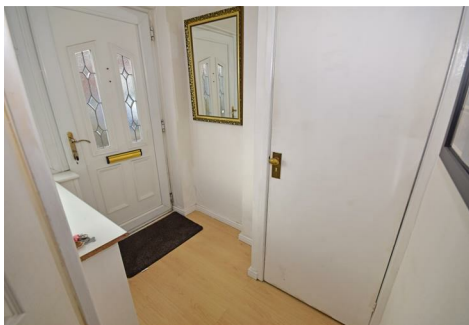




7 Rectory Close, Manchester, M34 7SX

Offers Over £255,000

Modern Three Bedroom End Terrace

A well-presented and modern three-bedroom end-terrace property, ideally located close to Denton and Hyde Town Centres and a wide range of local amenities.

The property is ready to move into and offers to the ground floor, entrance porch, great sized lounge, dining room & fitted kitchen. Whilst to the first floor there are three good-sized bedrooms and a contemporary fitted bathroom suite providing excellent accommodation for families, couples or first-time buyers.

Outside, the property benefits from gardens to both the front and rear, with readily available parking to the front.

Conveniently positioned for local shops, schools, transport links and everyday amenities, this is a fantastic opportunity for anyone looking for a comfortable and conveniently located home. View Today!

7 Rectory Close

Denton, Manchester, M34 7SX

Offers Over £255,000



GROUND FLOOR

Porch

6'10" x 4'8" (2.09m x 1.42m)

Upvc double glazed front door, windows to front and side, storage cupboard housing the gas and electric meters, laminate wooden floor, door to the lounge, radiator.

Lounge

15'1" x 16'4" (4.59m x 4.97m)

Upvc double glazed window to front, fitted feature fire surround with decorative fire inset, TV aerial point, wall light points, open plan stairs to the first floor with storage under, laminate wooden floor, radiator.

Dining Room

10'2" x 9'4" (3.11m x 2.84m)

Sliding patio doors to the rear garden, stripped pine ceiling arch to kitchen, laminate wooden floor, opening to the kitchen, radiator.

Kitchen

10'2" x 6'8" (3.11m x 2.03m)

Fitted with a matching range of base and wall units incorporating a single drainer sink unit and work tops over, fitted four ring electric hob with extractor hood above and electric oven below, window to rear, plumbing for automatic washing machine and dishwasher, part tiled walls, fridge & freezer, display cabinets, opening to the dining room.

FIRST FLOOR

Landing

8'5" x 5'10" (2.56m x 1.79m)

Access to roof void, storage cupboard.

Bedroom 1

13'3" x 10'1" (4.05m x 3.08m)

Fitted recess wardrobe, laminate wooden floor, double glazed window to front, radiator.

Bedroom 2

9'11" x 10'1" (3.03m x 3.08m)

Window to rear, recess wardrobe, radiator

Bedroom 3

10'2" x 6'8" (3.10m x 2.03m)

Window to front, radiator.

Bathroom/WC

6'4" x 5'10" (1.94m x 1.79m)

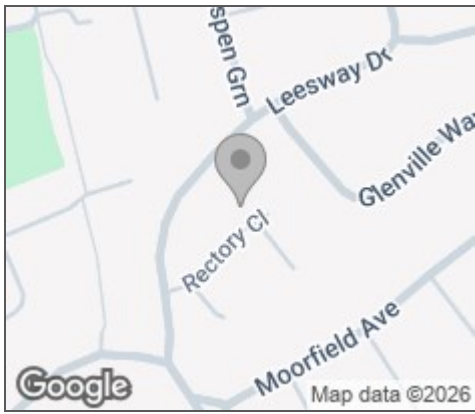
Contemporary fitted bathroom suite in white comprising panelled bath with mixer shower over and bi fold doors, vanity wash hand basin, low level WC, tiled walls, window to rear, heated towel rail.

OUTSIDE

Gardens

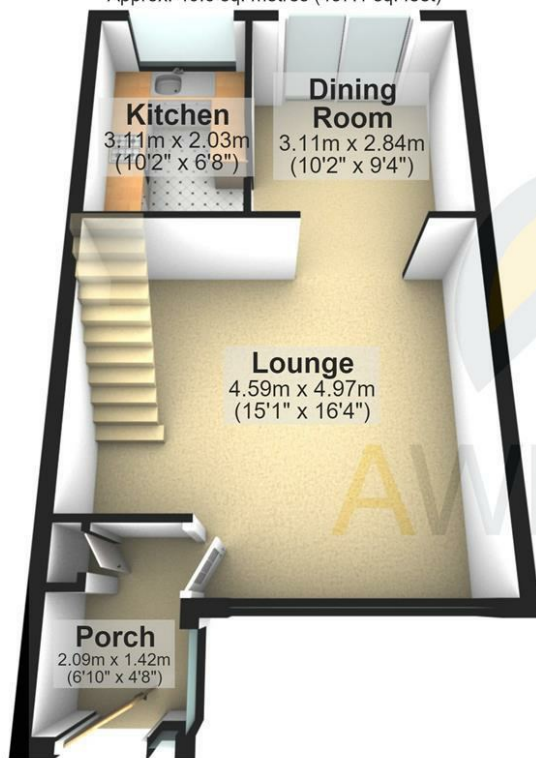
To the front is a lawed garden with flower borders and fenced boundaries, whilst to the rear is a good size lawned garden with flower borders, paved patio area, fenced boundaries and gate to the side. Parking is readily available to the front with potential to create off road parking subject to the necessary planning consent.





Ground Floor

Approx. 40.6 sq. metres (437.1 sq. feet)



First Floor

Approx. 38.7 sq. metres (417.1 sq. feet)



Total area: approx. 79.4 sq. metres (854.2 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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.

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