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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

101 Marford Crescent

Sale, Greater Manchester, M33 4DN



£450,000





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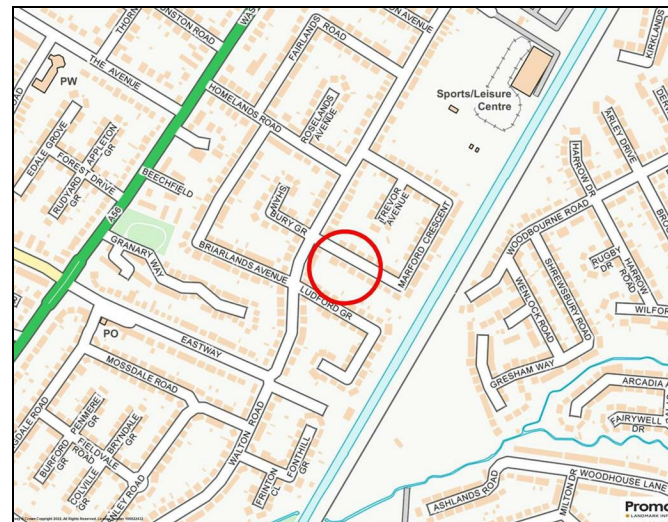
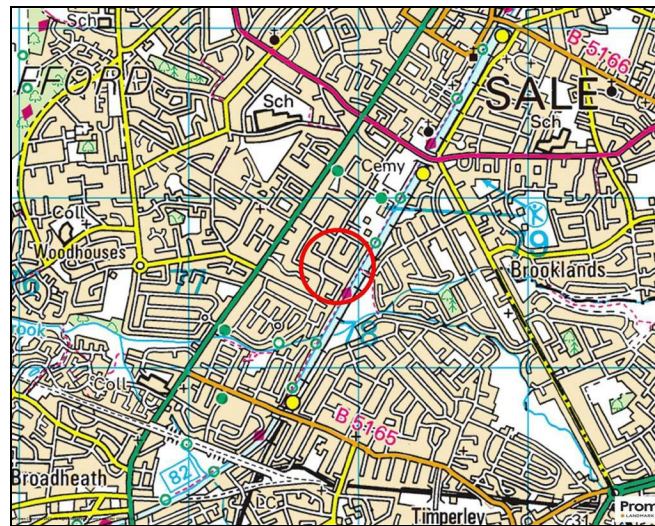
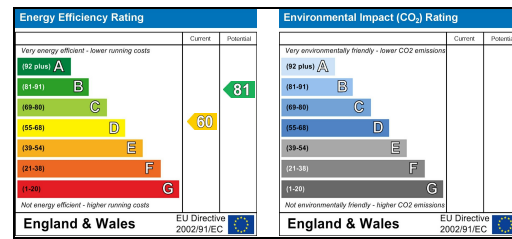


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energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



Overview

****NO CHAIN**** A WELL PROPORTIONED THREE BEDROOMED SEMI DETACHED WHICH ENJOYS A GOOD SIZED REAR GARDEN. ALWAYS A POPULAR NEIGHBOURHOOD PERFECT FOR SCHOOLS/WALTON PARK.

Hall. Sitting Room. Lounge. 21' Breakfast Kitchen. Three Bedrooms. Bathroom. Ample Driveway Parking. Garage. Superb Gardens.

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AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

A well-proportioned, Three Bedroomed Semi-Detached which offers excellent Family Accommodation.

The location is ideal, being on a popular crescent close to several of the popular schools including Tyntesfield and has the lovely open space of Walton Park just around the corner.

In addition to the Accommodation, there is ample Driveway Parking, Garage and an excellent-sized south westerly facing rear Garden.

An internal viewing will reveal:

Entrance Porch, having glazed double doors to the front. Step-up to a leaded, opaque inner door through to the Entrance Hallway.

Entrance Hall, having a parquet wood flooring. Spindled staircase rising to the First Floor. Coved ceiling. Picture rail surround. Panelled doors then open to the Sitting Room, Lounge and Breakfast Kitchen.

Sitting Room. A good-sized Reception Room, having a uPVC double glazed, leaded bay window to the front elevation. Attractive fireplace feature to the chimney breast. Picture rail surround.

Lounge. Another well-proportioned Reception Room, having an angled bay window to the rear elevation with a set of uPVC double glazed French doors opening to the Garden. Attractive fireplace feature to the chimney breast. Coved ceiling.

Breakfast Kitchen. A good-sized Kitchen with plenty of space for a table. The Kitchen itself is fitted with a range of modern base and eye-level units with worktops over and inset, one and a half bowl, stainless steel sink unit with mixer tap. Built-in electric oven with four ring gas hob and stainless steel extractor hood over with stainless steel splashback. Ample space for a range of freestanding appliances. Wall-mounted, 'Worcester', gas central heating boiler. uPVC double glazed, square bay window to the side elevation with window seat. uPVC double glazed windows to the rear and side elevation and a uPVC double glazed door opens to outside. Panelled door opens to useful under stairs cupboard.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. Opaque, uPVC double glazed window to the Half Landing. Doors then open to the Three Bedrooms, Bathroom and Separate WC.

Bedroom One. An excellent-sized Double Bedroom, having a uPVC double glazed bay window to the front elevation. Built-in wardrobes.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation providing views over the Garden.

Bedroom Three, having a uPVC double glazed window to the front.

The Bathroom is fitted with a modern white suite with chrome fittings, comprising of: panelled bath with thermostatic shower over and fitted glass shower screen, vanity sink unit. Wall-mounted, heated, polished chrome towel rail. Tiled walls. Opaque, uPVC double glazed window to the side elevation.

Separate WC fitted with a low-level WC. Tiled walls. Opaque, uPVC double glazed window to the side elevation.

Outside to the front, the property is approached via a Driveway which continues down the side and via a gate leads to the rear leading to the Gardens and Garage.

To the rear, the property enjoys a beautiful, established, broadly South/South Westerly facing rear Garden having a paved Patio Area leading onto the main area of lawn with well-established borders surrounding and further decked Patio at the end of the Garden.

A wonderful Family Home!

