



Royalthorn Road, Manchester, M22

Asking Price

£270,000

STUNNING THREE BEDROOM END TERRACE FAMILY HOME

IMMACULATE INTERIOR

DOWNSTAIRS WC

THREE GOOD SIZE BEDROOMS

NEW UPVC WINDOWS AND DOORS

OFF ROAD PARKING FOR SEVERAL VEHICLES

BESPOKE FULLY FITTED KITCHEN

GCH WITH AN EPC RATING C

GARDENS TO THREE SIDES INCLUDING A SOUTH FACING REAR GARDEN

EXCELLENT LOCATION

\$FULL_DESCRIPTION\$

Ground Floor

Entrance Vestibule and Cloaks

As you enter in from the new composite front door it has a fully tiled floor, coat rack, door leading into the hallway

Entrance Hall

With wood laminate to floor, radiator, leading to all ground floor rooms

Living Room

12' (3m 65cm) x 13' (3m 96cm) 5"

Spacious living room with carpet to floor, inset coal effect feature electric fire, large UPVC double glazed window to the rear aspect giving plenty of natural light, radiator, ample space for free standing lounge furniture.

Dining Room

12' (3m 65cm) x 9' (2m 74cm) 8"

Another good size reception room with carpet to floor, radiator, UPVC double glazed window to the front aspect, ample space for large dining table and chairs

Kitchen

11' (3m 35cm) 8" x 10' (3m 4cm)

Stunning fully fitted kitchen boasting ample base and eye level units with wood effect work surface and splash backs, integrated fridge freezer, dishwasher and washing machine, inset four ring gas hob with electric oven and extractor hood over, stainless steel sink unit with modern mixer tap, ceiling down lights, wood laminate to floor, UPVC double glazed door to the side and window to the rear, storage cupboard

Downstairs WC

With a tiled floor, low level WC, pedestal hand wash basin set in a vanity unit, obscure UPVC window to the front aspect

First Floor

Bedroom One

12' (3m 65cm) 8" x 11' (3m 35cm) 9"

First double bedroom with newly laid carpet to floor, large UPVC double glazed window to the front aspect affording plenty of natural light, radiator, ample space for a double bed and free standing bedroom furniture

Bedroom Two

12' (3m 65cm) x 13' (3m 96cm) 5"

Second double bedroom with newly laid carpet to floor, large UPVC double glazed window to the rear aspect affording plenty of natural light, radiator, storage room housing the new combi boiler, ample space for a double bed and free standing bedroom furniture

Bedroom Three

10' (3m 4cm) x 7' (2m 13cm) 1"

With newly laid carpet to floor, radiator, UPVC double glazed window to the rear aspect.

Bathroom

Bespoke fitted bathroom comprising of full size walk-in shower cubicle with glass sliding doors and multi shower attachments over, tiled walls, pedestal hand wash basin set in a vanity unit, radiator, obscure UPVC window to the side aspect.



Separate WC

Low level WC, obscure UPVC window to the front aspect.

Outside

Large front garden mainly laid to lawn with wood panel fencing to the borders, paved off road parking for several vehicles, leading through to the gated South facing side and rear gardens. The secluded side garden is fully paved for Al fresco dining/entertaining and the rear garden is mainly laid to lawn.

Disclaimer

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