



Church Road, Manchester, M22

Asking Price

£300,000

Stunning Two Double Bedroom Mid-Victorian Terrace
No Chain Vendor
Tastefully Modernised Throughout
Secluded Rear Garden
High C EPC Rating

Show Home Full Renovation Throughout
Off Road Parking to the Rear with Garage
Full Re-Wire, New Windows and Doors, New Heating System
Bespoke Kitchen and Bathroom
Walking Distance into Northenden Village

\$FULL_DESCRIPTION\$

GROUND FLOOR

ENTRANCE VESTIBULE

With LVT (luxury vinyl tiles) with decorative border throughout the whole ground floor, leading into the living room.

LIVING ROOM

12' (3m 65cm) 8" X 10' (3m 4cm) 9"

Bright, spacious living room, newly decorated in a neutral colour scheme with UPVC double glazed window to the front aspect radiator, Welsh slate open fireplace, ample space for free standing lounge furniture. Leading into..

DINING ROOM

12' (3m 65cm) 11" X 9' (2m 74cm) 9"

With UPVC double glazed window to the rear aspect, radiator. Ideal sized room with space for dining table and chairs or used as a second reception.

KITCHEN

14' (4m 26cm) X 7' (2m 13cm) 5"

Truly stunning fully fitted kitchen with ample base and eye level units with contemporary worktops with tiled splash backs, integrated fridge freezer and dishwasher, integral four ring gas hob and oven with heatproof glass splash back and extractor hood. Large UPVC double glazed window to the side giving plenty of natural light, ceiling downlights. Leading into...

UTILITY ROOM

9' (2m 74cm) 7" X 7' (2m 13cm) 5"

With extra fitted units with worktop and tiled splash backs, plumbing and electrics for white goods, UPVC double glazed window and door to the side aspect, radiator, ceiling downlights.

DOWNSTAIRS WC

Ideal addition to any home with period effect wash basin, low level WC, radiator, obscured UPVC double glazed window to the side aspect.

FIRST FLOOR

MASTER BEDROOM

12' (3m 65cm) 7" X 12' (3m 65cm) 3"

First double bedroom with two period style UPVC double glazed windows to the front aspect giving plenty of natural light, radiator, sumptuous newly laid carpet to floor. Ample space for double bed and free standing furniture

BEDROOM TWO

12' (3m 65cm) 10" X 7' (2m 13cm) 7"

Second double bedroom with a period style UPVC double glazed window to the rear aspect giving plenty of natural light, radiator, sumptuous newly laid carpet to floor. Ample space for double bed and free standing furniture

FAMILY BATHROOM

10'11 X 7' (2m 13cm) 6"

Bespoke Victorianaesque four piece bathroom suite boasting large walk-in shower with rainfall and portable shower head with folding glass shower doors, slipper roll top bath with ornate footings and period style chrome mixer taps and shower head, low level WC, pedestal hand wash basin set in a vanity unit, radiator with chromed surround, ceiling downlights, part tiled walls and tiled floor, UPVC double glazed sash style window to the rear aspect.



OUTSIDE

There is a small paved garden to the front aspect bordered by the original Victorian wall and entrance post. The rear garden as you exit from the Utility room is a paved walkway leading to the garage and a gate that leads you through to the secluded rear garden with a paved patio area with raised borders and wood panel fencing.

DISCLAIMER

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