



575 ALTRINCHAM ROAD | MANCHESTER

OFFERS IN THE REGION OF £192,500

NO ONWARD CHAIN A traditional three bedroom semi detached property in need of modernisation but representing an exciting opportunity to re-model to individual taste. The accommodation briefly comprises entrance hall, front sitting room plus rear kitchen and rear hall with adjacent WC, three bedrooms and bathroom/WC for the first floor. Externally there is off road parking within the driveway and access to a detached garage and there are lawned gardens to the front. Viewing is highly recommended to appreciate the potential on offer.

POSTCODE: M23 1DW

DESCRIPTION

A three bedroom semi detached family home in an ideal location close to the Metrolink station and within easy reach of the motorway network. In need of full modernisation the property represents an exciting opportunity to re-model to individual taste and extend subject to any relevant permissions being obtained.

The accommodation is well proportioned throughout and the entrance hall leads onto a front sitting room whilst to the rear is a kitchen with adjacent rear hallway providing access to a WC and also with door to the gardens at the rear. To the first floor there are three well proportioned bedrooms and family bathroom/WC.

Externally there is off road parking within the driveway which provides access to the detached garage. To the front there are lawned gardens and gated pedestrian access whilst to the rear the gardens are paved for easy maintenance and enclosed with fence borders.

Viewing is highly recommended to appreciate the potential on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Glass panelled front door. Stairs to first floor. Door to:

SITTING ROOM

14'11" x 11'7" (4.55m x 3.53m)

With window opening to the front. Radiator. Television aerial point. Fireplace.

KITCHEN

11'8" x 9'1" (3.56m x 2.77m)

With a range of base units with work surface over incorporating stainless steel sink unit with drainer. Window to the rear.

REAR ENTRANCE HALL

Radiator. Door to the rear and access to:

WC

With WC and wash hand basin and window to the rear.

FIRST FLOOR

LANDING

BEDROOM 1

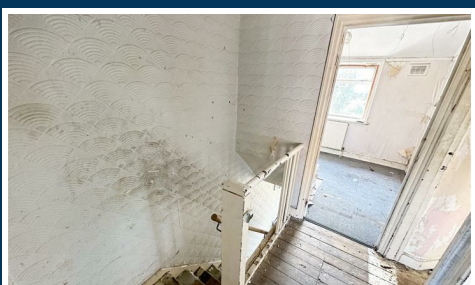
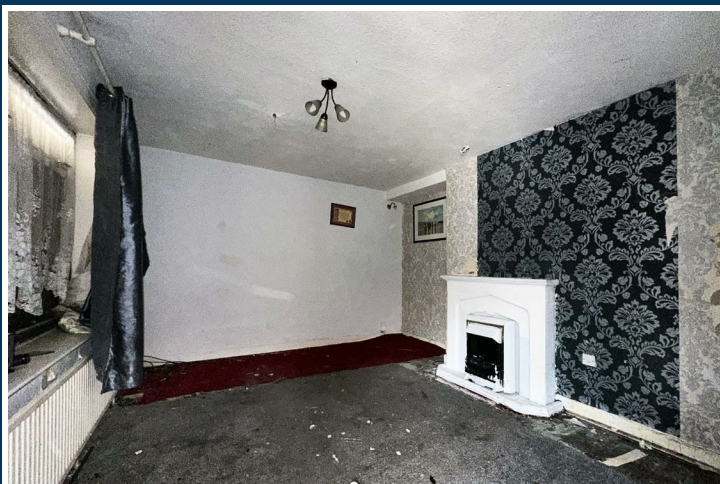
11'8" x 11'7" (3.56m x 3.53m)

With window to the front and side. Radiator.

BEDROOM 2

11'8" x 9'1" (3.56m x 2.77m)

With window to the side and rear. Radiator.



BEDROOM 3

8'7" x 7'4" (2.62m x 2.24m)

Window to the front. Radiator.

BATHROOM

5'10" x 5'1" (1.78m x 1.55m)

Currently set up as a wetroom with electric shower, wash hand basin and WC. Radiator. Window to the rear.

OUTSIDE

To the front of the property the drive provides off road parking and access to the detached garage. There are lawned gardens to the front and accessed via the rear entrance hall the gardens are paved for easy maintenance and are enclosed by fence borders.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Manchester Band "A"

TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

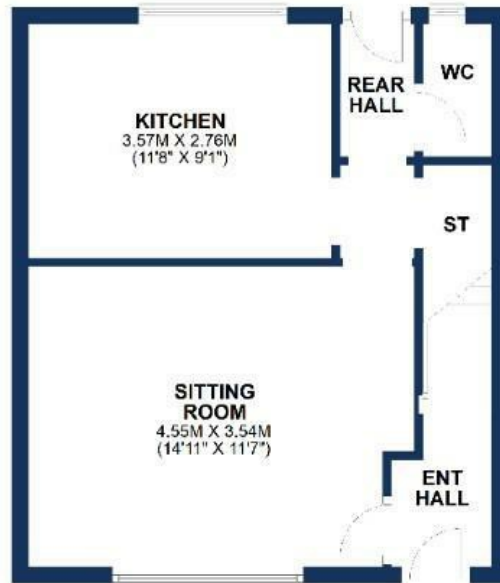
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 34.9 SQ. METRES (375.6 SQ. FEET)



FIRST FLOOR

APPROX. 34.9 SQ. METRES (375.6 SQ. FEET)



TOTAL AREA: APPROX. 69.8 SQ. METRES (751.2 SQ. FEET)

Floorplans For Illustrative Purposes Only



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