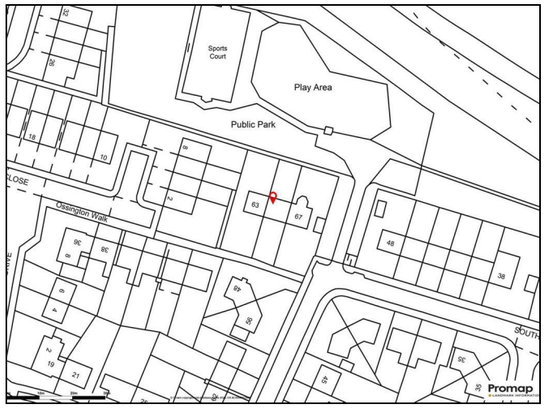
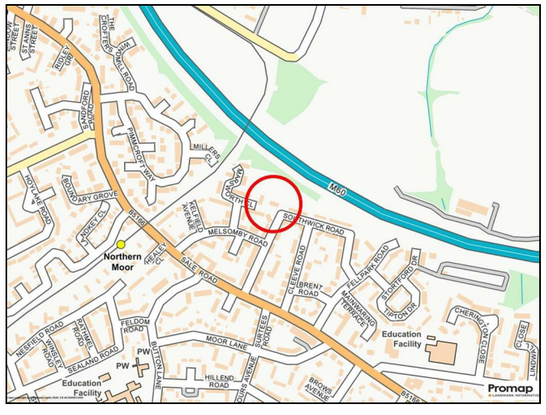
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CHESHIRE WA15 9SN
TEL: 0161 941 6633
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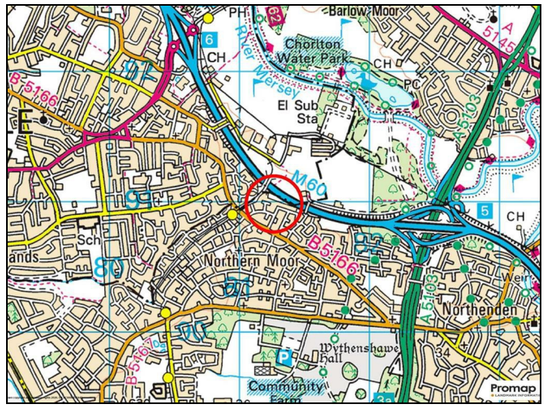
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location

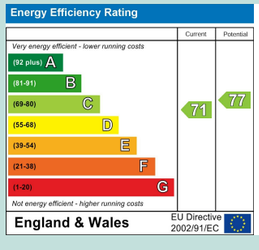


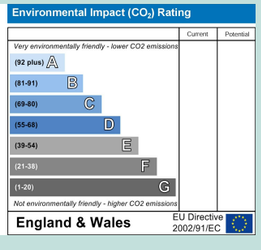




energy efficiency

In line with Government Legislation, we are now able to provide an
Energy Performance Certificate (EPC) rating (see table on the right)





AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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.

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65 Ossington Walk

Manchester, M23 0HA



A WELL PROPORTIONED THREE BEDROOMED FAMILY HOME LOCATED WITHIN THIS POPULAR NEIGHBOURHOOD. GOOD SIZED PRIVATE GARDEN. IDEAL FOR THE METROLINK AT SALE ROAD. CLOSE TO SALE MOOR VILLAGE.

Hall. Lounge. Kitchen. Storage. Three Bedrooms. Bathroom. Lovely enclosed rear garden. Deep front garden.

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Offers Over: £240,000

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in detail









A superbly proportioned Three Bedroomed, family home which offers excellent accommodation.

The location is very convenient close to Sale Moor Village and having the Metrolink Stop located around the corner on Sale Road.

In addition to the Accommodation property enjoys a good position, wee set back with a deep garden frontage as well as a private rear garden.

An internal viewing will reveal:

Entrance Hall, having staircase rising to the First Floor. Opaque, uPVC double glazed front door.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed window to the front elevation. A further set of uPVC double glazed French doors open out to the rear Garden. Coved ceiling. Door through to the Kitchen.

The Kitchen is fitted with a range of modern, gloss-finish base and eye-level units with chrome ‘T’ bar handles and worktops over with 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. Space for additional freestanding appliances. uPVC double glazed window to the rear elevation overlooking the Gardens. An opaque. uPVC double glazed door opens to outside. A further door provides access to useful store.

First Floor Landing, having doors providing access to the Three Bedrooms, Bathroom and Separate WC and a further useful storage cupboard housing the gas central heating boiler. Loft access point.

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

Bedroom Two, having a uPVC double glazed window to the front elevation. Built-in wardrobe.

Bedroom Three, having a uPVC double glazed window to the rear elevation providing views over the Garden. Built-in storage.











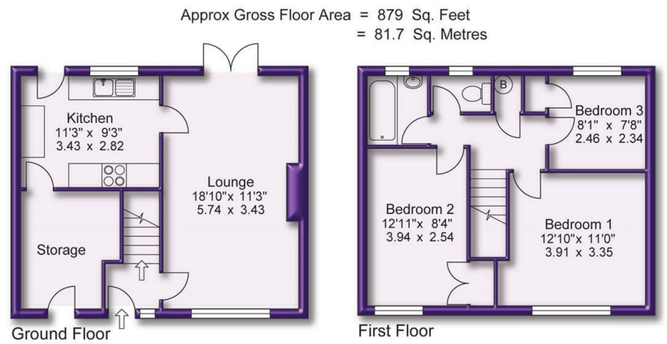


The Bathroom is fitted with a suite, comprising of panelled bath with thermostatic shower over and wash hand basin. Opaque, uPVC double glazed window to the rear elevation. Part-tiled walls.

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

Always popular family houses!

- Freehold Property
- Council Tax Band - A



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