

DELISA MILLER



**Detached property situated on the
Gatley/Sharston boarder**

**Two good sized bedrooms / was formally a
three bedroom property**

**Two reception rooms with patio doors leading
out to the garden from kitchen**

**Sat on an impressive plot with gardens to each
side of the property**



Grosvenor Gardens
Manchester, M22 4XA

£255,000

Entrance hall

Stairs to first floor accommodation, coving to ceiling, double radiator and door leading to the garage.

Lounge 14' 5" x 14' 1" (4.4m x 4.3m)

Double glazed bay window to the front elevation, laminate flooring, gas feature fire, coving to ceiling, double radiator, door leading to the dining room.

Dining room 7' 7" x 8' 10" (2.3m x 2.7m)

Double glazed window to the rear elevation, radiator, laminate flooring and phone point - door leading to the kitchen.

Kitchen/Breakfast Room 14' 9" x 11' 6" (4.5m x 3.5m)

Kitchen is fitted with a range of eye level and base level matching units, rolled top work surfaces, coloured splash back tiling, sink inset with mixer tap over, room for a washing machine, electric hob with extractor hood, electric oven. Coving to ceiling, double glazed window to the rear elevation, storage cupboard, room for a fridge freezer, room for a dining table, door leading to the rear garden and sliding patio doors.

First floor landing

Double glazed window to the side elevation and coving to ceiling.

Bedroom one 10' 6" x 14' 1" (3.2m x 4.3m)

Two double glazed windows to the front elevation, two radiators, fitted wardrobes and coving to ceiling.

Bedroom two 8' 10" x 7' 7" (2.7m x 2.3m)

Double glazed window to the rear elevation, radiator and coving.

Bathroom

Bathroom comprises of a three piece matching suite, stand alone deep bath, low level w.c., frosted window, coving to ceiling and radiator.

Externally

To the front of the property is parking for several vehicles and entrance to the garage, lawned to the front also. To the side elevation is mainly laid to lawn whilst to the rear of the property is an enclosed garden again mainly laid to lawn with well stocked borders and mature trees and a patio area.

Garage

