

DELISA MILLER



Beautifully presented three bedroom semi detached house

Utility room/downstairs cloak room

Garage and off road parking

Stunning kitchen extension/garden room

Fantastic location with superb motorway links and trams

Generous enclosed garden to the rear of the



Dunnisher Road
Manchester, M23 2YN

£269,950

Entrance porch

Alarm panel, light point, power sockets and door leading to lounge.

Lounge 11' 6" x 19' 0" (3.5m x 5.8m)

Beautiful and bright lounge with double glazed bay window to the front elevation, two double windows into the garden room/kitchen extension. Feature electric fireplace and matching surround, door staircase leading to first floor accommodation, coving to ceiling, two double radiators, wall mounted lighting, Tv and phone point.

Kitchen 10' 10" x 10' 2" (3.3m x 3.1m)

Stunning L shaped kitchen and dining room/garden room, a range of eye level and base level white matching units, rolled top work surfaces, wine rack, integral dish washer, grey tiles to wall, sink inset with mixer tap over, ceiling mounted spot lights, breakfast bar with stools, laminate flooring, space for a 'range style' oven

Dining area/Garden room 20' 0" x 10' 2" (6.1m x 3.1m)

French doors leading out to the rear garden, laminate flooring, two Velux windows and a double glazed window allowing lots of a natural light to pour in, door to the utility room, Tv and phone point, wall mounted lighting and room for a dining table.

Utility 10' 6" x 20' 0" (3.2m x 6.1m)

A range of base units, rolled edge work top, room for a fridge freezer, door leading to the rear garden, tiled flooring, plumbed in for a washing machine, light point and ample power sockets and door leading to W.C.

W.c.

Double glazed frosted window to the front elevation, low level w.c. hand wash basin, tiled to walls.

First floor landing

Double glazed window to the side elevation, wall mounted lighting, entrance to the boarded out loft area and airing cupboard.

Bedroom One 11' 10" x 10' 6" (3.6m x 3.2m)

Double glazed window to the rear elevation, laminate flooring, double radiator and light point.

Bedroom Two 10' 2" x 10' 6" (3.1m x 3.2m)

Double glazed window to the front elevation, laminate flooring and double radiator.

Bedroom Three 10' 2" x 8' 10" (3.1m x 2.7m)

Double glazed window to the rear elevation, laminate flooring and double radiator.

Bathroom 6' 11" x 8' 2" (2.1m x 2.5m)

Bathroom is fitted with a matching three piece suite consisting of low level w.c. hand wash basin, two double glazed windows, ceiling mounted spot lights, extractor fan and heated towel rail.

Externally

To the front of the property is a garden mainly laid to lawn with some flowers bushes and shrubs and external lighting, ample parking to the front and side of the property and access to the garage. Whilst to the rear is a decked drinks area, a enclosed garden mainly laid to lawn with an array of flowers bushes.

