



Rosewood Road, Manchester, M9

Asking Price of £145,000

Property Features

- Three Bedrooms
- In Catchment Area for Good Primary Schools
- Large Rear Garden
- Utility Room
- Easy Commuting Links
- No Chain
- Gas Central Heating
- Downstairs WC
- Open-Plan Kitchen/Diner
- Modern Bathroom



Full Description

A good-sized three bedroom family home; located on a quiet road and set back from the road by a large driveway and front garden. The property also offers an enclosed rear garden; large lounge; kitchen-diner; and downstairs WC and utility room. This property is located within catchment areas for 'good' schools; and allows for easy access to transport links. The house benefits from gas central heating; double glazed uPVC windows; and utility room.



The property is for sale with no chain!

ENTRANCE HALL

The property is approached via wrought iron gates leading up the front drive to a uPVC front door. You enter into the entrance hall with uPVC double glazed window to side aspect with fitted blinds. The entrance hall comprises of carpeted flooring; central light pendant; neutral décor; single paneled radiator; hardwood door to lounge and carpeted staircase to the first floor accommodation.



LOUNGE 15' 4" x 13' 6" (4.69m x 4.14m)

The spacious lounge features carpeted flooring; neutral décor; double glazed uPVC windows to the front garden; central light pendant; double paneled radiator; TV and telephone points; and under stairs storage cupboard. This room allows access to the kitchen.



KITCHEN/DINER 11' 2" x 13' 8" (3.42m x 4.19m)

A large open-plan kitchen-diner comprising: Laminate wood flooring; neutral décor; recessed spotlights; large uPVC double-glazed window overlooking the rear garden; double paneled radiator; tiled splash back; a range of matching base and eye level storage units with matching worktops over; a four ring gas hob with extractor hood over and integral electric oven under; and stainless steel sink unit with drainer. This room benefits from archway opening to the utility room.



UTILITY ROOM 5' 6" x 6' 3" (1.69m x 1.91m)

Accessed from the kitchen via archway opening, this room comprises of laminate wood flooring; splash back tiling; a range of matching base and eye level storage units with matching worktops over; central light pendant; space and plumbing for washing machine/dryer; stainless steel sink unit with drainer; double paneled radiator; wall mounted combi boiler; and uPVC door with glazed panels leading to the rear garden.

DOWNSTAIRS WC 7' 2" x 5' 0" (2.20m x 1.54m)

Downstairs WC benefits from laminate wood flooring; neutral décor; a uPVC frosted glass window to side aspect; pedestal hand wash basin with splash back tiling; and low-level WC.



MASTER BEDROOM 9' 1" x 14' 4" (2.77m x 4.38m)

A generous sized bedroom; offering carpeted flooring; neutral; décor; central pendant light fitting; a double paneled radiator; and a uPVC double-glazed windows to the front aspect.



BEDROOM TWO 12' 0" x 9' 8" (3.67m x 2.97m)

Another large double bedroom, benefitting from carpeted flooring; neutral décor; a double paneled radiator; and a uPVC double-glazed windows to the rear aspect.



BEDROOM THREE 8' 2" x 10' 2" (2.49m x 3.1m)

Third bedroom comprises of carpeted flooring; neutral décor; uPVC double-glazed window to the front aspect; single paneled radiator; large built-in storage cupboard. This room can fit a single bed or it could be used as an office/study.

BATHROOM 6' 9" x 8' 11" (2.06m x 2.73m)

The family bathroom is fitted with a white three piece suite including pedestal hand wash basin; low-level WC; paneled bath with shower over and glazed shower screen; laminate wood flooring; part tiled walls; uPVC frosted glass window to rear aspect; heated towel rail; and a built-in storage cupboard.



EXTERNAL

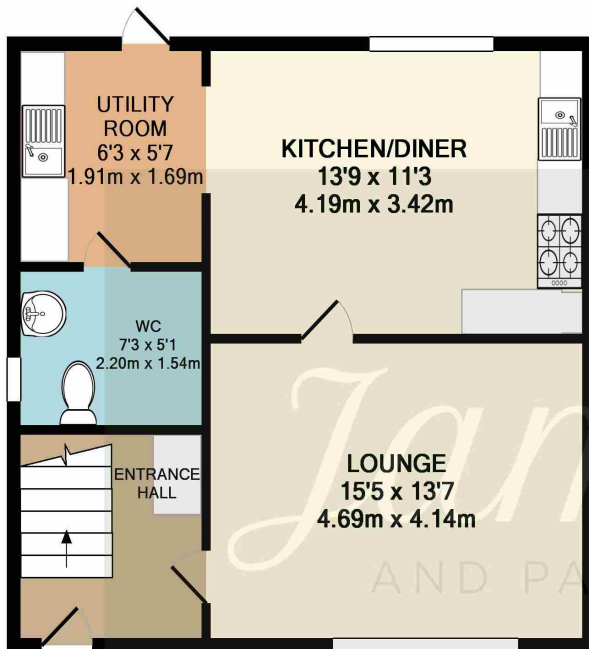
The property sits on a large plot set back from the road by a large front garden and driveway. The driveway would currently accommodate two to three vehicles, but could easily be enlarged. The front garden is laid to lawn and enclosed by a timber fence on one side and wrought iron gate and fence to the front aspect.

The rear garden can be access via a path from the drive leading to a side gate. Beyond the side gate a paved pathway leads up the side of the house to the rear garden area. The garden offers a paved seating area adjacent to the house and the remaining area is laid to lawn and enclosed on three sides by timber paneled fencing.

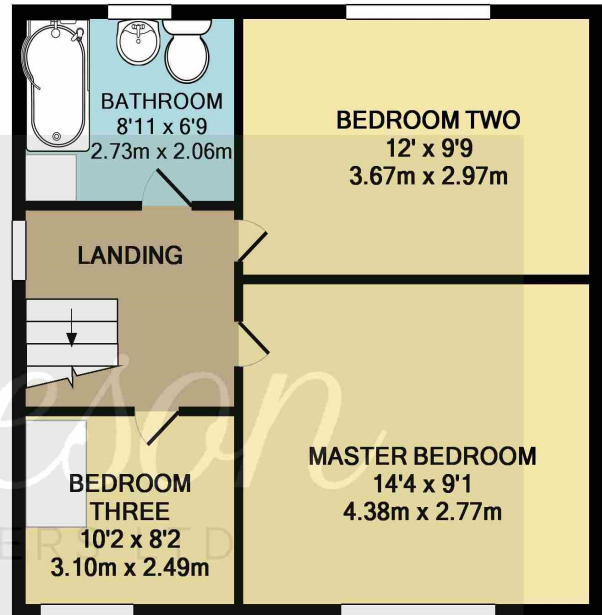


COMMON QUESTIONS

- 1. When was the property built?** The property has been built in around 2005.
- 2. Is the property freehold or leasehold?** The property is leasehold on a 999year lease which commenced in 2005, the ground rent is £75 per annum and there is no service charge.
- 3. Does the property have a sky dish?** Yes, this property is fitted with a sky dish.
- 4. What is the broadband speed like in this area?** The owner have informed us the internet speed is very fast and fiber optic is available in this area.
- 5. Which items will be included in the sale price?** All curtains, blinds, carpets and fitted items will be included in the sale price.
- 6. How quickly are the vendors able to move?** The property is sold with no chain.
- 7. Roughly how much are the utility bills?** The vendors have informed us that they pay around £120pcm for gas and electric combined and water is £40pcm.
- 8. Which aspects of this property have the current owner most enjoyed?** The owners have advised they have enjoyed the large rear garden; well-proportioned rooms and the big driveaway; and the local good schools.
- 9. Has the house had any major work done recently?** The property has been redecorated throughout in July 2018.
- 10. When were the boiler last inspected?** The boiler was newly installed in 2005 and therefore is in good working order. A gas safety certificate has been carried out annually since purchase.



GROUND FLOOR
APPROX. FLOOR
AREA 419 SQ.FT.
(38.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 419 SQ.FT.
(38.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 838 SQ.FT. (77.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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