



**Offers Over £200,000**

**58 Phyllis Street, Manchester, M24 2AQ**

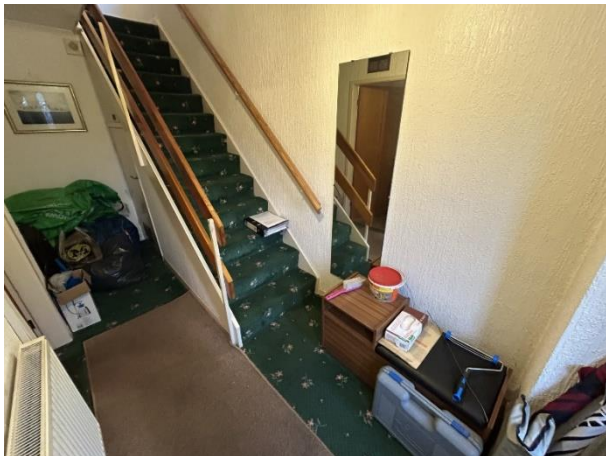
- NO CHAIN
- Semi Detached Property
- Three Bedrooms
- Open Plan Lounge/Dining Room
- Kitchen
- Family Shower Room
- Generous Size Rear Garden
- Driveway Providing Off Road Parking
- Residential Area Of Middleton
- Viewing Highly Recommended

**\*\*\*NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION\*\*\***

This traditional 1970's three bedroomed, semi detached property is in need of some updating/refurbishment which has been reflected in the price. The property is situated in a popular residential area of Middleton within easy access of excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, open plan lounge/dining room, kitchen, three bedrooms and shower room. Externally to the front of the property is a blocked paved area and driveway providing off road parking which leads to a detached garage, whilst to the rear of the property is a generous size, low maintenance garden area with paved patio and gated side access. The property further benefits from UPVC double glazing and gas central heating, viewing of the property is highly recommended.

#### INTERNAL ACCOMMODATION :

**ENTRANCE HALL :** Via a UPVC double glazed entrance door with radiator and stairs leading to first floor.



**OPEN PLAN LOUNGE/DINING ROOM :** With wall mounted electric fire, radiator, UPVC double glazed window to front elevation and UPVC double glazed French doors leading to rear garden.

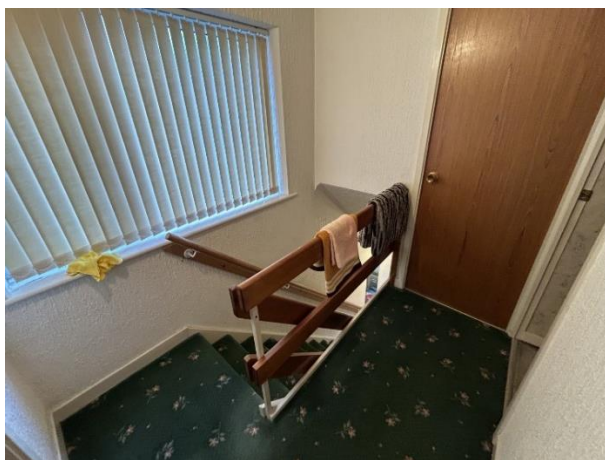




KITCHEN : Range of wall and base units, stainless steel sink unit, integrated oven with four ring gas hob and extractor hood above, plumbed for washing machine.



LANDING : UPVC double glazed window and loft access hatch.



BEDROOM ONE : Front double bedroom with fitted wardrobes, radiator and UPVC double glazed window.



**BEDROOM TWO** : Rear double bedroom with radiator and UPVC double glazed window.



**BEDROOM THREE** : Front single bedroom with built in storage cupboard, radiator and UPVC double glazed window.



**SHOWER ROOM** : Comprising of shower cubicle, vanity sink unit and WC, electric wall heater, UPVC ceiling with inset spotlights and UPVC double glazed window.



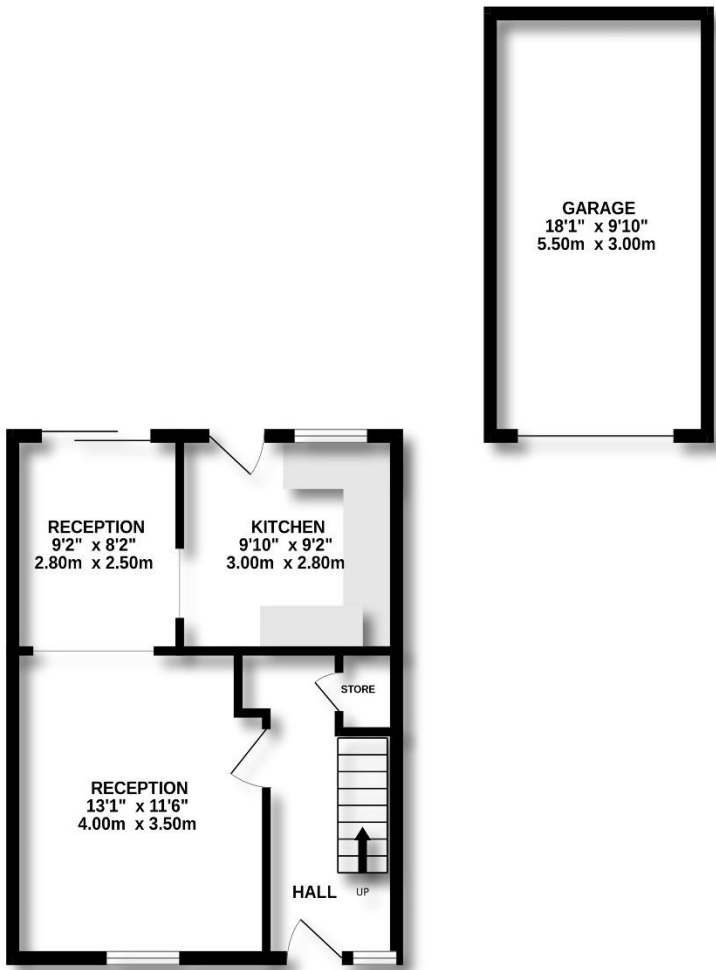


**OUTSIDE :** Externally to the front of the property is a block paved area and driveway providing off road parking which leads to a detached garage, whilst to the rear of the property is a generous size, low maintenance garden area with paved patio and gated side access.

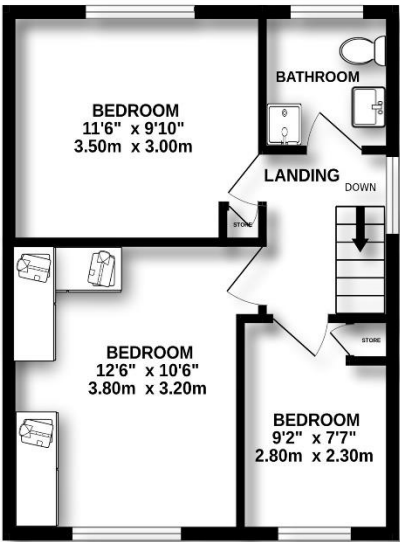


# Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavor to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property.