



MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Located in the popular modern development of "Forge Manor," this THREE BEDROOM end terrace home offers good sized accommodation as well as excellent transport links to both Manchester & Sheffield. Internally, it comprises an entrance hallway, ground floor WC, living room, dining kitchen, three good-sized bedrooms, and a family bathroom. Externally, there is off road parking for two vehicles and an enclosed lawned garden.

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ENTRANCE HALLWAY

UPVC entrance door, radiator, tile effect flooring and stairs the first floor.

GROUND FLOOR WC

UPVC double glazed window, low-level WC., wash hand basin with mixer tap and tiled splashback, radiator, and tiled flooring.

LIVING ROOM

(15'4 x 11'7 (maxium)) ((4.67m x 3.53m (maxium)))
UPVC double glazed windows, radiator, and an under stairs storage cupboard.



KITCHEN DINER

(15'3 x 8'8) (4.65m x 2.64m)
UPVC double glazed double doors and window, fitted wall and base units, stainless steel sink with drainer and mixer tap over, Four-ring gas hob with electric oven and extractor hood over, space for a fridge freezer, plumbing for a washing machine, radiator, and tile effect flooring.



FIRST FLOOR LANDING

BEDROOM ONE

8'1 x 15'3 (maximum) (2.46m x 4.65m (maximum))
Two UPVC double glazed window, and a radiator.



BEDROOM TWO

9'8 x 8'3 (2.95m x 2.51m)
UPVC double glazed window, radiator and loft access.



BEDROOM THREE

8'9 x 6'8 (2.67m x 2.03m)
UPVC double glazed window and a radiator.



BATHROOM

UPVC double glazed window, panelled bath with a wall mounted shower over, pedestal wash basin with a mixer tap over, WC with a push flush, ladder style radiator, partially tiled walls, and tile effect flooring



EXTERIOR

To the front of the property, there is a tarmacked drive to provide off-road parking for two vehicles as well as a lawned garden. To the rear of the property, there is a good-sized fully fenced garden laid mainly to lawn with a paved area.



NOTES

The property is believed to be FREEHOLD, subject to solicitor verification.
Council Tax Band: B
EPC Rating: B