



3 Saxon Drive

Manchester, M34 5LF

3 Bedroom pre war semi detached home with characteristic bow window. This much loved home has been extended and decorated with character and flair. Internally, this family home briefly consists of; Entrance hall, fitted kitchen, and lounge through to the dining room which opens out onto the covered seating area and garden. To the first floor there are two double bedrooms and a further single bedroom along with the family bathroom. Opportunity to extend further (STPP). Externally there is a resin driveway which extends along the side of the building to provide parking for several cars which leads to the gated rear garden and garage. The rear garden is also laid in the same resin for low maintenance and has planted borders and beautiful trailing ivy to soften the edges. There is a covered seating area also which is ideal for sitting out in all weathers. The sought after area of Audenshaw is close to well regarded schools and parks and provides ease of access to the train and Tram links to the Manchester City Centre.

3 bedrooms

2 reception rooms

Fitted kitchen

Low maintenance gardens

Large driveway

Garage

Opportunity to extend further (STP)

Covered outdoor seating area

£249,950

Entrance Hall 14' 10" x 5' 5" (4.52m x 1.65m)

Light welcoming entrance hall with space to hang cloaks etc. Stairs to the first floor accommodation and door to the reception and kitchen. Painted floorboards and covered radiator.

Lounge 10' 11" x 10' 9" (3.33m x 3.28m)

Beautiful lounge with authentic features like bow window and feature fireplace. Open to the dining room.

Dining Room 11' 11" x 10' 9" (3.62m x 3.27m)

Chimney breast with an arch inset - perfect for a feature fire. Built in storage. French doors open to connect the outside in.

Kitchen 16' 4" x 7' 1" (4.98m x 2.17m)

Kitchen fitted with a range of cupboards, wall units and work surfaces. One and a half bowl stainless steel sink and drainer. Plumbed for automatic washing machine. Integrated double oven, gas hob, extractor fan. Space for free standing American style fridge freezer. Storage cupboard.

Bedroom 1 12' 0" x 10' 7" (3.66m x 3.22m)

Double bedroom to the rear elevation.

Bedroom 2 10' 11" x 9' 7" (3.33m x 2.91m)

Double bedroom to the front elevation.

Bedroom 3 8' 1" x 6' 9" (2.46m x 2.06m)

To the front elevation. This bedroom easily accommodates a single bed and additional furniture

Bathroom 7' 2" x 5' 6" (2.19m x 1.68m)

Three piece bathroom suite comprising; P shaped panel bath with shower above and glass screen, half pedestal wash hand basin, low level W/C. Traditional period radiator.

Garage

Detached garage for storage with a door at the front and side. Complete with lighting and electricity.

Tenure

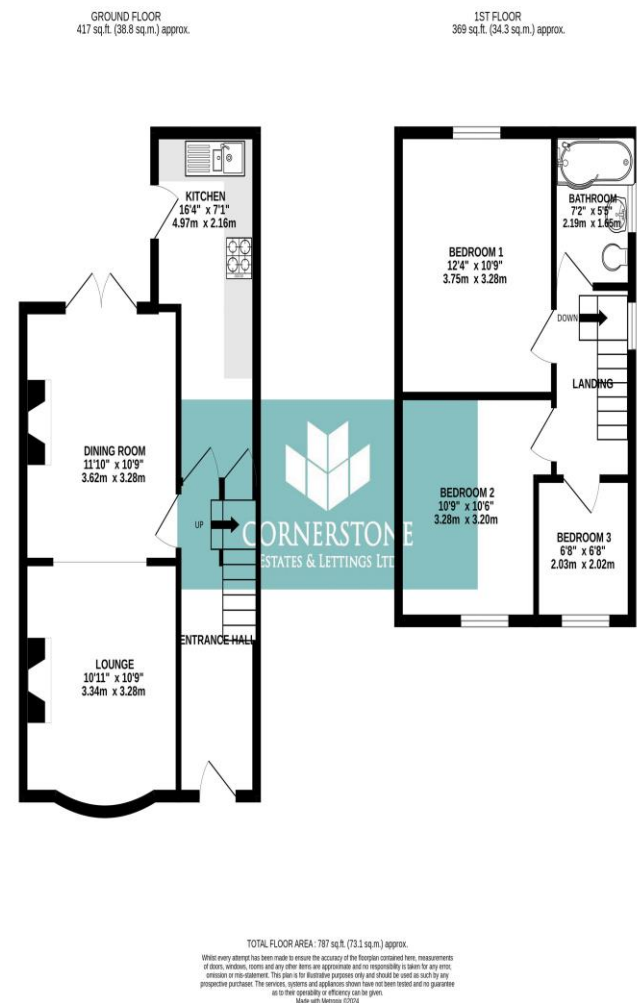
Freehold

Council Tax

Band B

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