



**1 Hastings Drive, Manchester, Lancashire M41 8TG**  
**Offers Over £325,000**

A CORNER POSITIONED THREE BEDROOM SEMI-DETACHED. Recently redecorated throughout. Excellent standard of presentation. Gardens to front, side and rear. Off road parking facility. Occupying a popular and sought after location. Conveniently situated for local amenities. Through lounge/dining room plus fitted kitchen. Well appointed bathroom with shower. Gas central heating system - combination boiler. UPVC double glazed windows and back door.





## Entrance Hall

Tiled floor, radiator with decorative cover. Angular double glazed window to the side and feature entrance door. Stairs lead off to the first floor rooms.

## Through Lounge/Dining Room

16'11" x 11'3" (5.18 x 3.45)

With a radiator and a double glazed window to the front. A double glazed French door with adjacent double glazed windows lead out to the rear garden. Feature recess inset within the chimney breast for display etc.

## Kitchen

11'11" x 8'4" (3.65 x 2.56)

Newly installed solid oak worktop with a Belfast sink, mixer tap and a good range of base and wall cupboard units and working surfaces. Cooker point, plumbing for a dishwasher and washing machine. Space for fridge/freezer. Three double glazed windows to two elevations and a double glazed exit door to outside. A cupboard houses the combination gas central heating boiler.

## Landing

With a loft access point - boarded for additional storage

## Bedroom 1

10'8" x 10'7" (3.27 x 3.25)

Excellent range of fitted wardrobes and storage space. Radiator and double glazed window to the front.

## Bedroom 2

7'8" x 11'7" (2.36 x 3.55)

Pannelling on rear wall, Laura Ashley wallpaper and new carpet. With a radiator and a double glazed window to the rear.

## Bedroom 3

8'2" x 6'0" (2.49 x 1.83)

With a radiator and a double glazed window to the front. Wood effect flooring. Built in storage cupboard

## Bathroom

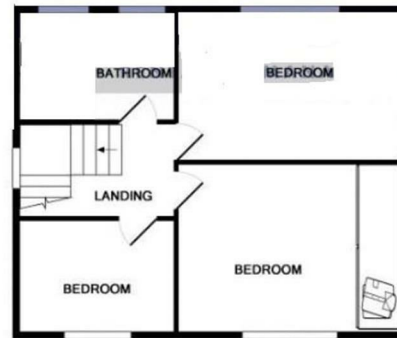
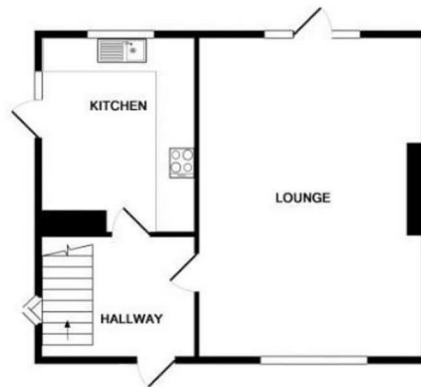
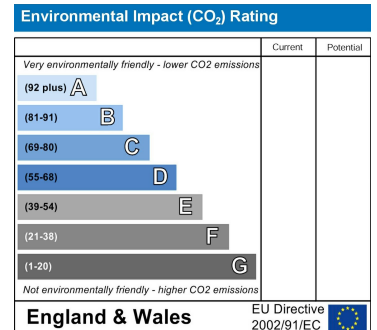
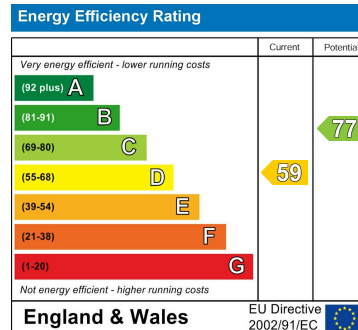
7'10" x 5'5" (2.41 x 1.66)

With a white suite comprising corner panelled bath, wash hand basin with storage space below and a low level WC. Over the bath shower fitted with folding shower screen.

Tiled décor, ladder radiator. Two double glazed windows to the rear. Extractor fan.

## Externally

The property enjoys pleasant gardens to the front, side and rear that incorporates lawned and patio sections. New fence panels to front and side. There's a golden gravel driveway for off road parking with electric car charging point, double wrought iron gates fitted. There's also a timber shed with electric laid on, ideal for freezer etc.



1ST FLOOR



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

