

# MARSH & MARSH PROPERTIES

18 Enderby Road, Moston, Manchester, M40 0EN

£220,000



**\*\*ATTENTION ALL FIRST-TIME BUYERS AND YOUNG, GROWING FAMILIES, OR INVESTORS\*\***  
This three-bedroom semi-detached property is located in the popular residential area of Moston, offering excellent access to a range of local amenities and schools, all within easy walking distance. The home enjoys superb transport links with quick and convenient access to both the M62 and M60 motorways, along with Moston train station and Newton Heath & Moston tram stop situated close by for effortless commuting. The property presents fantastic potential for renovation both inside and out, with the added benefit of a particularly generous rear garden that offers the opportunity to create a hugely impressive outdoor space. In brief, the ground floor comprises an entrance hall, spacious lounge, kitchen, and utility room. To the first floor, there is a landing, two double bedrooms, a single bedroom, and the house bathroom. Externally, the property features a block-paved driveway to the front and an enclosed rear garden with lawn, patio, and decking areas. An internal inspection is strongly advised to genuinely appreciate the potential this property has to offer.

*Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES*

Tel: 01422 648 400

[info@marshandmarsh.co.uk](mailto:info@marshandmarsh.co.uk)

[www.marshandmarsh.co.uk](http://www.marshandmarsh.co.uk)

## ENTRANCE HALL



A welcoming entrance hall with an open staircase, wood-effect laminate flooring, a radiator, a UPVC front door, and UPVC windows.

## LIVING ROOM 3.3 x 5.3m (10'11 x 17'6)



A generous and naturally bright lounge featuring wood-effect laminate flooring, radiators, a UPVC bay window to the front, and UPVC patio doors opening onto the rear garden.

## KITCHEN 2.4 x 2.5m (7'10 x 8'2)



The kitchen is fitted with wall and base units and includes a sink with chrome mixer tap and tiled splashbacks. There is space for an oven, and the room also houses the combination boiler. A radiator and UPVC window complete the space.

## UTILITY

A useful utility area offering plumbing for a washing machine and additional shelving for storage.

## LANDING

The first-floor landing features a UPVC window and provides access to all bedrooms, the bathroom, and the loft.

## BEDROOM ONE 3.5 x 3.0m (11'7 x 9'8)



A spacious double bedroom with a fitted suite including full ceiling-height wardrobes and chest of drawers, a radiator, and a UPVC bay window.



A single bedroom ideal as a home office or nursery, complete with fitted cabinets and drawers, a radiator, and a UPVC window.

### BATHROOM



### BEDROOM TWO 3.5 x 2.4m (11'7 x 7'10)



A three-piece bathroom comprising a bathtub with rainfall and handheld power shower, low-flush toilet, and pedestal sink. Additional features include partially tiled walls, a radiator, extractor fan, and UPVC windows.

### EXTERNAL



A second double bedroom with a radiator and a UPVC window.

### BEDROOM THREE 2.3 x 2.2m (7'8 x 7'2)



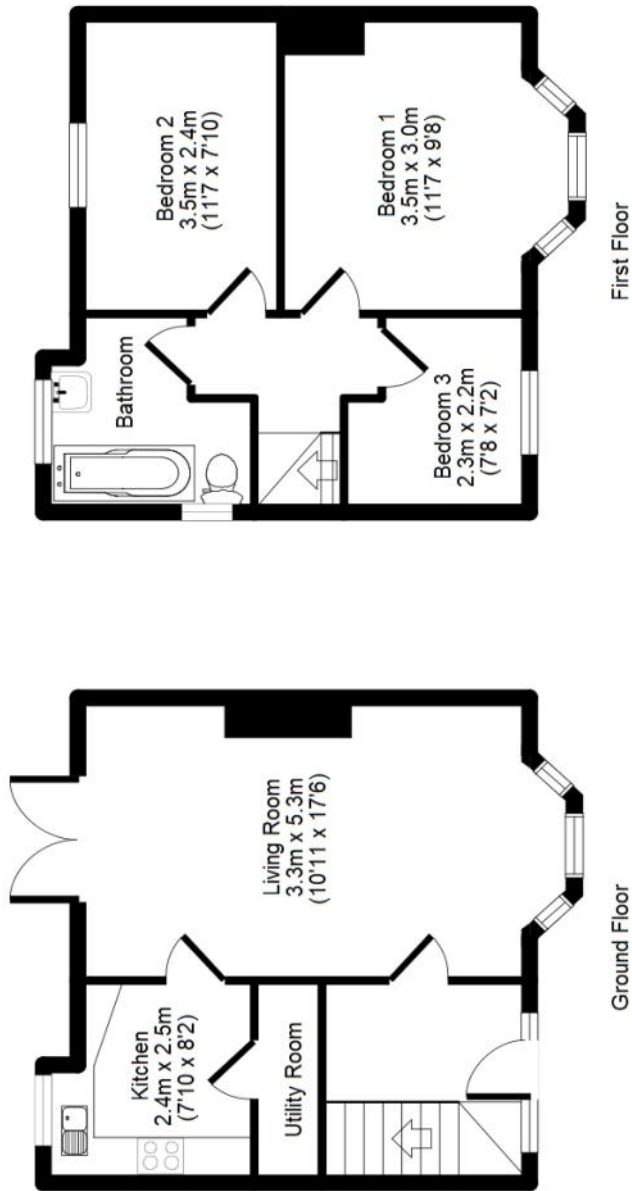
To the front, the property benefits from a block-paved driveway and a flagged pathway leading to the rear garden. The enclosed rear garden features a wooden decking area, a flagged patio,

and a lawn, offering excellent potential to create a stunning outdoor space.



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APPROX GROSS INTERNAL FLOOR AREA: 65 sq. m / 704 sq. ft

Floor Plan measurements are approximate and are for illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.  
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