



Rivington Grove, Cadishead

Manchester



In Excess of £210,000

# Rivington Grove

Cadishead, Manchester

Ideal first-time buy located on a quiet cul de sac, close to amenities. Open plan living, two double bedrooms with storage, garage, and low maintenance garden. Convenient location with easy access to transport links.

Council Tax band: B

Tenure: Freehold

- Perfect First Time Buy Located at the top of a Cul De Sac
- Open Plan Lounge and Dining Room
- Modern Fitted Kitchen with Integrated Appliances
- Two Double Bedrooms
- Contemporary Shower Room
- Ample Storage Throughout
- Off Road Parking to the Front & Detached Garage to the Rear
- Low Maintenance Gardens to the Front & Rear
- Excellently Located Close to Brilliant Amenities & Transport Links



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### Entrance Hallway

Complete with a ceiling light point, uPVC door and laminate flooring.

### Lounge

12' 3" x 11' 4" (3.73m x 3.45m)

Featuring an electric fire. Complete with a ceiling light point, double glazed window and laminate flooring.

### Dining Room

12' 3" x 8' 4" (3.73m x 2.54m)

Complete with a ceiling light point, two storage cupboards and French doors. Fitted with laminate flooring.

### Kitchen

7' 8" x 6' 6" (2.34m x 1.98m)

Featuring complementary wall and base units with integral stainless steel sink, electric hob, oven and fridge freezer. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with uPVC door and tiled flooring.

### Utility Room

Plumbing for a washing machine. Complete with a ceiling light point, boiler and tiled flooring.

### Landing

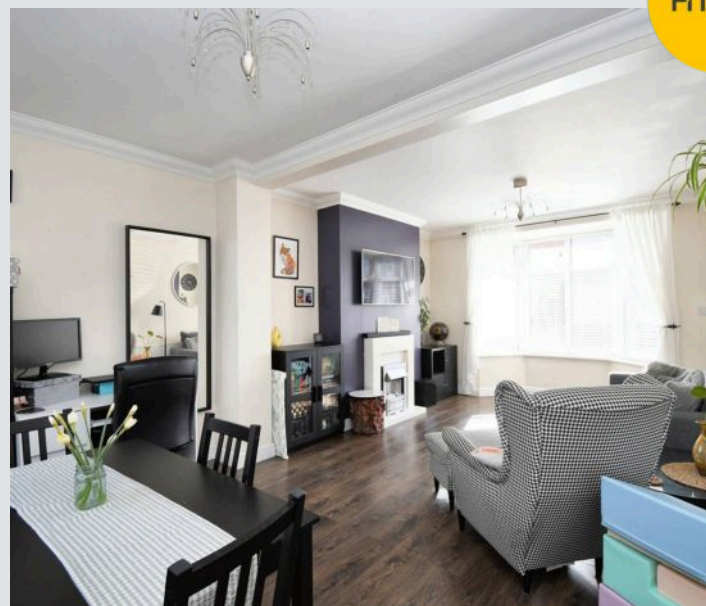
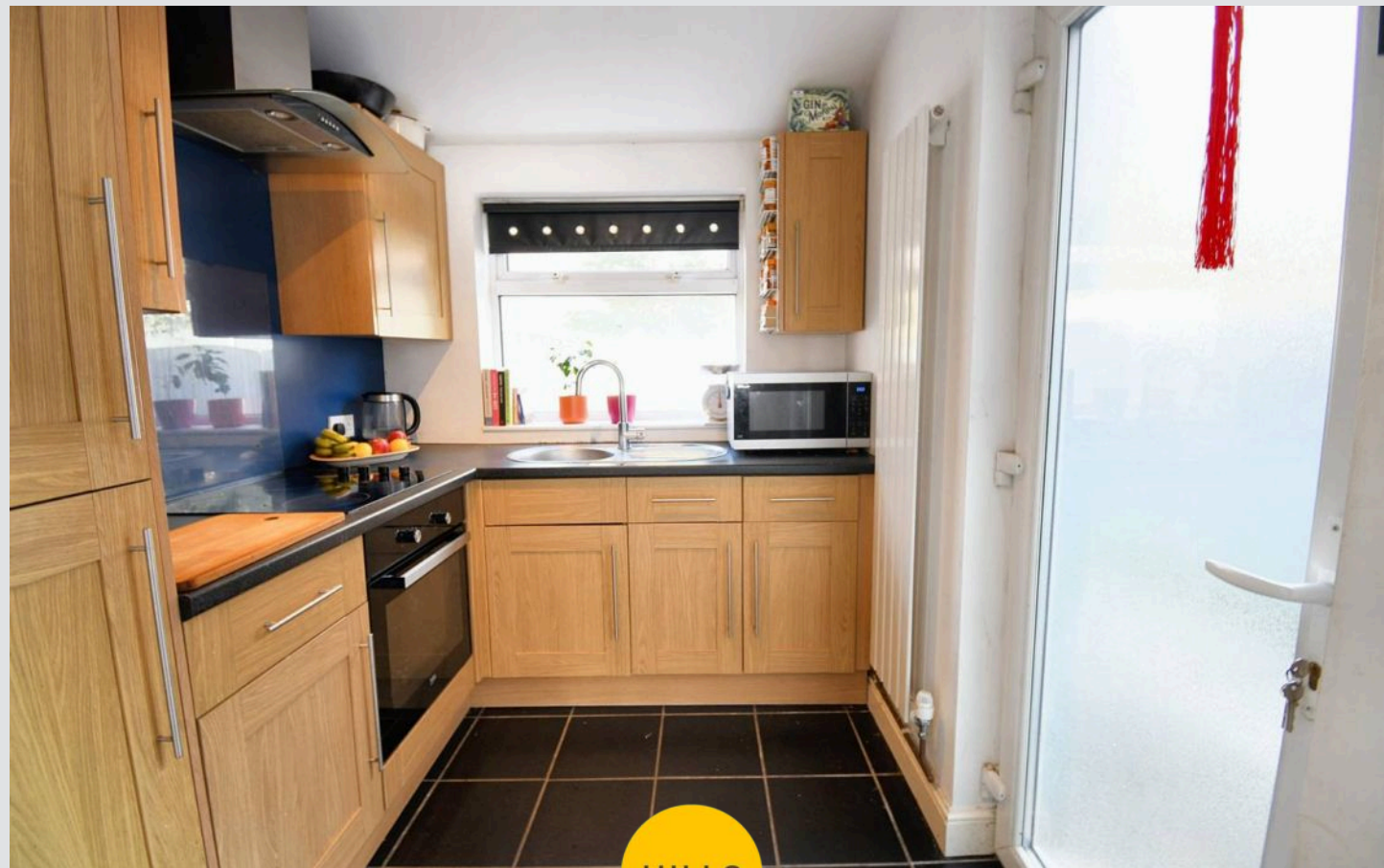
Complete with a ceiling light point, double glazed window and carpet flooring.

### Bedroom One

Fitted with two floor to ceiling fitted wardrobes. Complete with a ceiling light point, double glazed window, wall mounted radiator and carpet flooring.

### Bedroom Two

Complete with a ceiling light point, double glazed window, wall mounted radiator and carpet flooring.

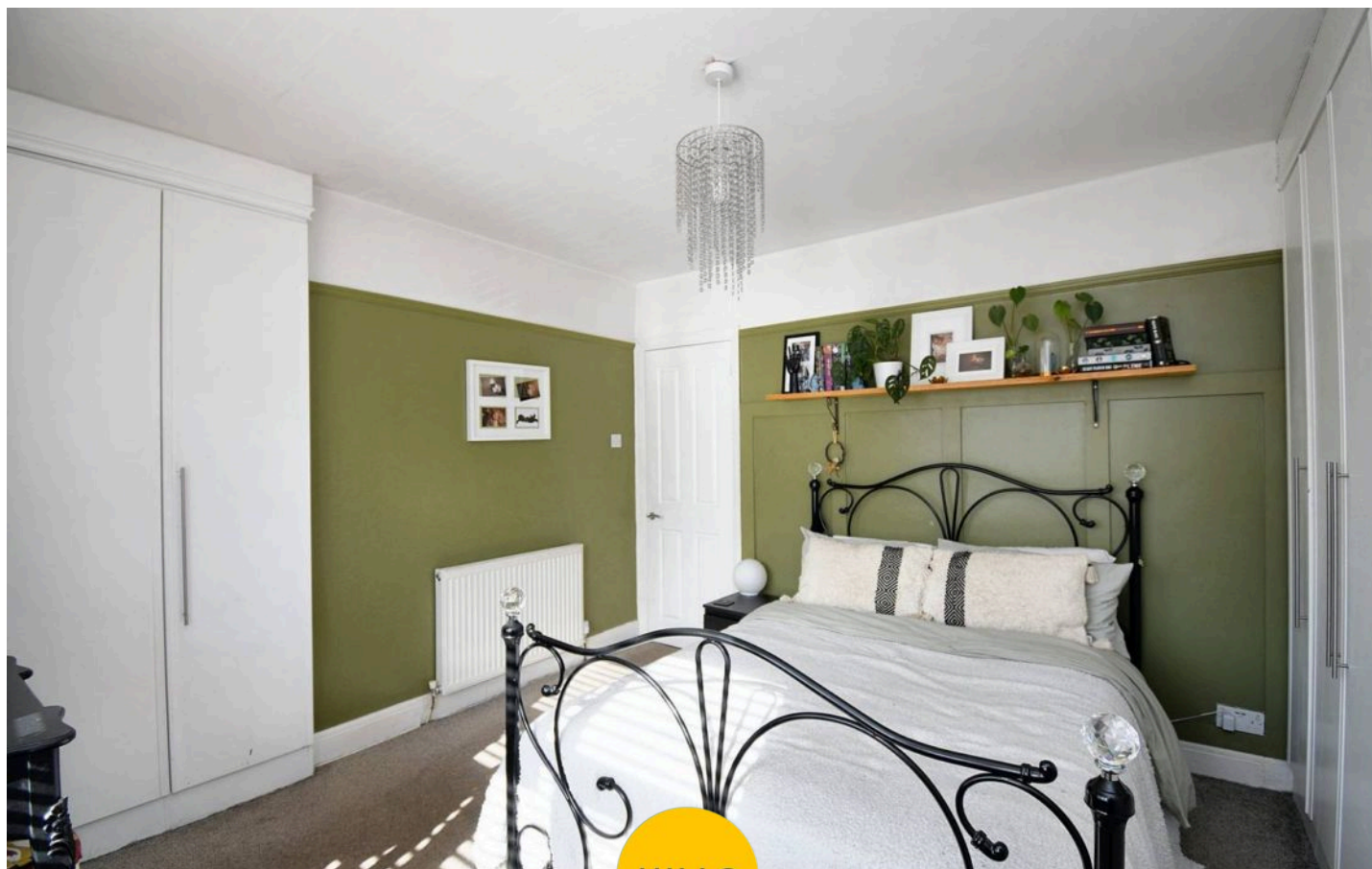


### Bathroom

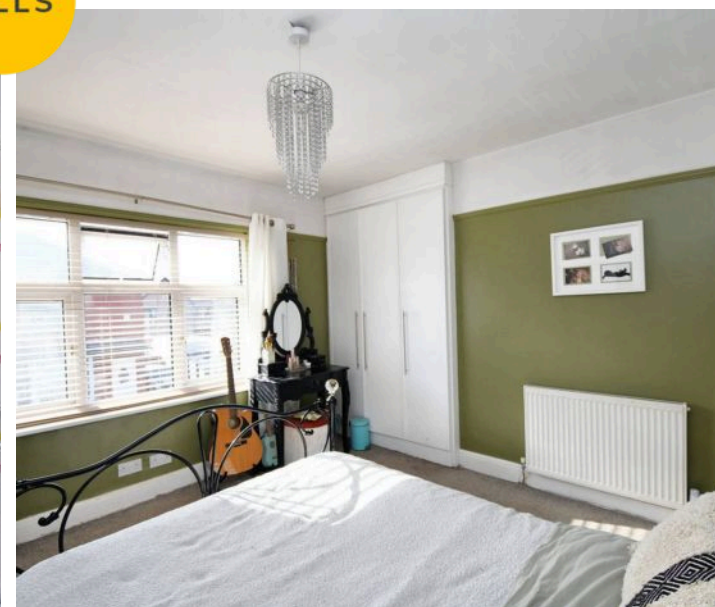
Featuring a three piece suite including a shower cubicle, vanity unit with hand wash basin and W.C. Complete with a ceiling light point, double glazed window, heated towel rail and laminate flooring. Storage cupboard.

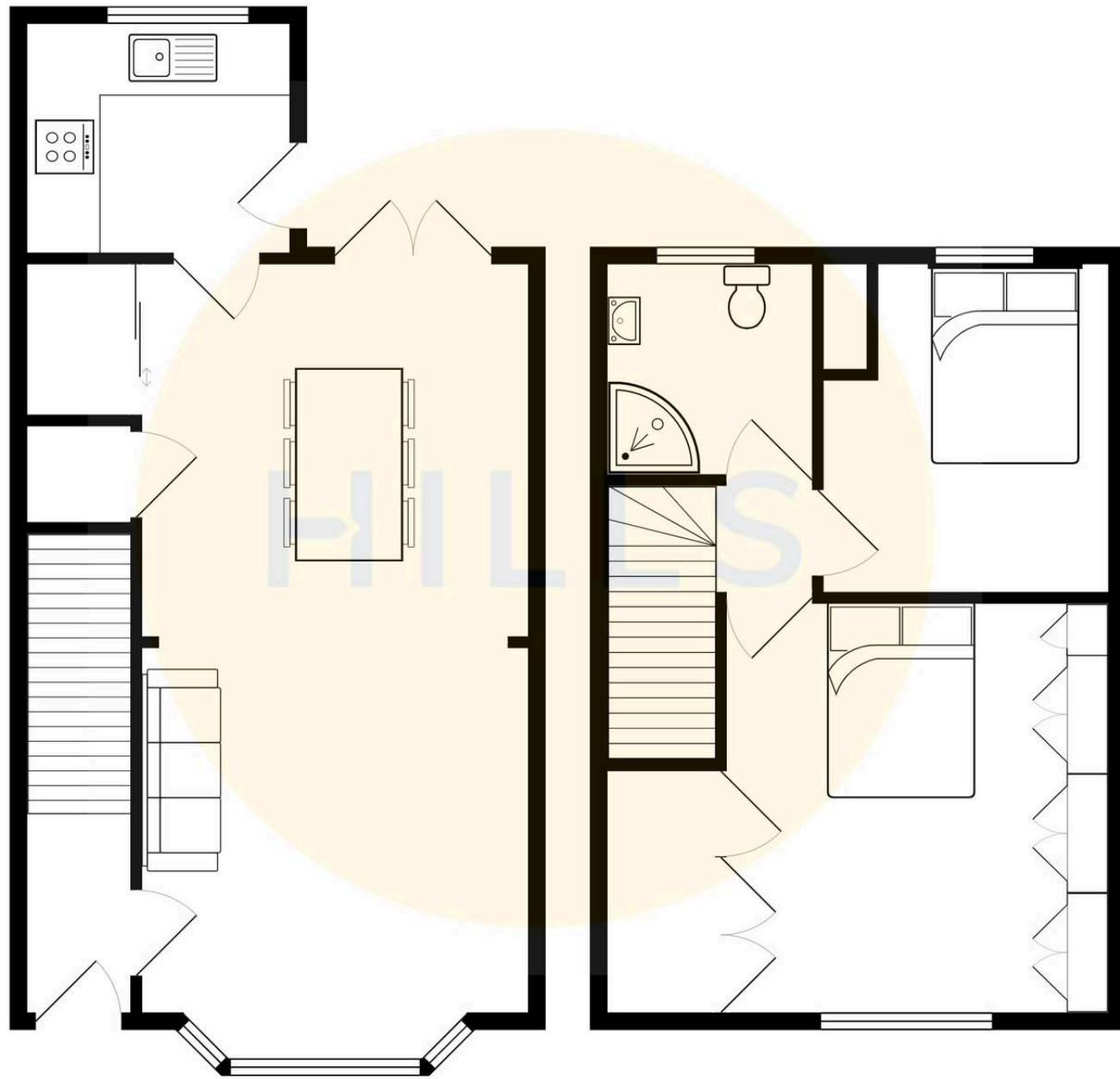
### External

To the front of the property is a low maintenance paved garden. To the rear of the property is a garden with paved patio, lawn with planted borders, raised decked seating area and detached garage.



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