



PETER
ANTHONY
EST 1986

Malford Street, Openshaw,
Manchester, M11 1LZ

Asking Price: £300,000

Stunning Property
Modern & Stylish Semi Detached
Three Bedrooms
927 sqft
Freehold & Chain Free
Well Presented Rear Garden
Gated Car Park With Two Allocated
Parking Spaces
Viewing Highly Recommended



This spacious and modern three-bedroom semi-detached house, extending to approximately 927 sq ft, is offered chain free and freehold, providing a straightforward purchase process. The property has been thoughtfully designed to maximise natural light, creating a bright and welcoming living environment ideal for families or professionals.

Well maintained and stylish, the home features a contemporary layout with ample space for comfortable living and dining. The kitchen is fitted with modern fixtures, complementing the overall sleek design.

Conveniently located, the property benefits from resident allocated off-street parking, ensuring ease of access and peace of mind. Outside, a private garden offers a tranquil space for relaxation or entertaining guests.

Combining practicality with style, this attractive home is perfect for those seeking a contemporary lifestyle in a desirable location. Early viewing is highly recommended to fully appreciate the quality and appeal of this impressive chain-free, freehold property.

Ground Floor

Entrance Hall:

uPVC double glazed window and composite door to front elevation, wood engineered flooring, ceiling light points, radiator and under stairs store cupboard.

Living Room:

16'3" x 14'2" (4.95m x 4.32m):

uPVC double glazed window and patio doors to rear elevation, carpet, radiator and ceiling light points.

Kitchen:

10'10" x 9'5" (3.3m x 2.87m):

uPVC double glazed window to front elevation, tiled flooring, recessed ceiling spot lights, radiator, a range of high gloss white base and wall units with roll top work-surface, stainless steel sink with drainer, four ring gas hob, integrated double electric oven, dishwasher, fridge/freezer and wall mounted extractor hood.

WC:

5'4" x 4'8" (1.63m x 1.42m):

Recessed ceiling spotlights, wood engineered flooring, radiator, low level wc and cabinet mounted hand wash basin.

First Floor

Stairs & Landing

Bedroom One:

15'3" x 8'5" (4.65m x 2.57m):

uPVC double glazed window to front elevation, carpet, radiator and ceiling light point.

Bedroom Two:

14'6" x 9'1" (4.42m x 2.77m):

uPVC double glazed window to rear elevation, carpet, radiator and ceiling light point.

Bedroom Three:

10'10" x 6'10" (3.3m x 2.08m):

uPVC double glazed window to rear elevation, carpet, radiator and ceiling light point.

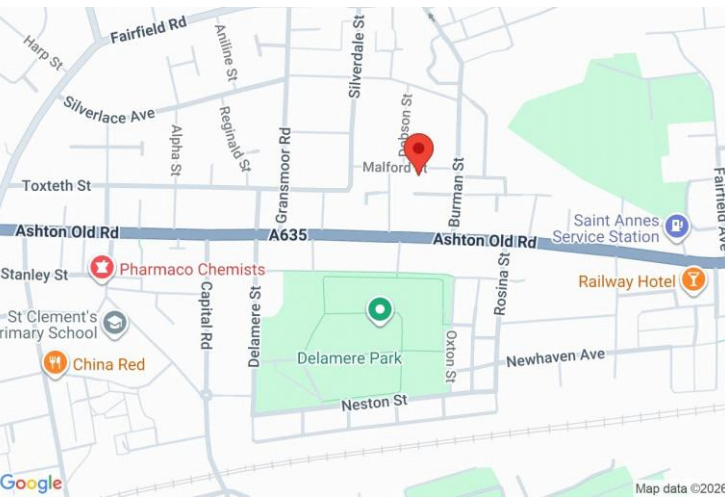
Bathroom:

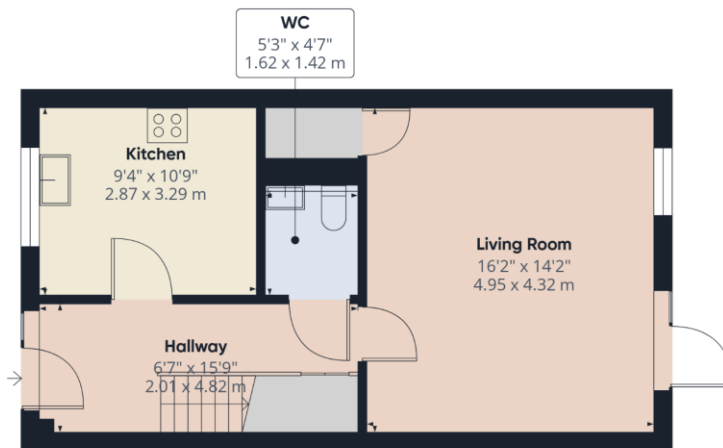
7'5" x 5'9" (2.26m x 1.75m):

uPVC double glazed window to front elevation, recessed ceiling spotlights, tiled flooring, chrome heated towel rail, low level wc, cabinet mounted hand wash basin, panelled bath with thermostatic mixer shower and glass shower screen.

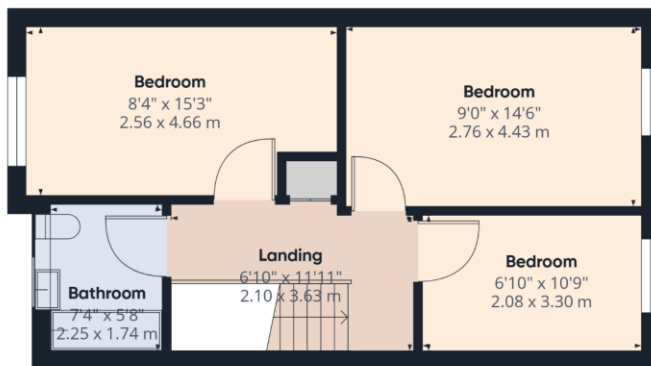
Externally:

Gated access to front of property with paved path to front door. Enclosed rear garden with paved patio area, grass lawn, flower beds and gated access to gated car park with two allocated parking space.





Ground Floor



Floor 1



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Approximate total area^m
927 ft²
86.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Tameside Council

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements