



35 Rushberry Avenue, Manchester, M40 0GL
£230,000

SEMI DETACHED HOUSE | THREE BEDROOMS | TWO BATH/SHOWER ROOMS | GARDENS & PARKING |
The house on Rushberry Drive comprises of a hall, lounge, kitchen, utility room & WC, three bedrooms, bathroom and landing. There is a small front garden, side driveway and rear garden. Located close to local amenities and public transport.

ACCOMMODATION

GROUND FLOOR

HALL

LOUNGE

14'2" x 14'7" (4.34 x 4.46)



UTILITY ROOM & WC

6'0" x 7'5" (1.85 x 2.27)



Two piece white suite.

FIRST FLOOR

BEDROOM ONE

11'0" x 11'11" (3.37 x 3.65)



KITCHEN

14'2" x 10'10" (4.34 x 3.32)



Single drainer, stainless steel, sink unit. Gas hob, electric oven and extractor. A range of wall and base units.

EN-SUITE

2'5" x 9'2" (0.76 x 2.81)



Shower cubicle, two piece white suite.

BEDROOM THREE

5'4" x 10'2" (1.65 x 3.11)



BEDROOM TWO

8'2" x 10'2" (2.49 x 3.12)



BATHROOM & WC

5'0" x 6'3" (1.54 x 1.92)



Three piece white suite, tiling.

LANDING

EXTERNALLY



Small front garden, driveway at the side and rear garden.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

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