

## 38 Catherine Steet, Manchester, M30 8JB



**Offers over £98,000**

**\*\* CALLING ALL INVESTORS / FIRST TIME BUYERS \*\* GREAT RENTAL PROPERTY \*\* POTENTIAL TO ACHIEVE £550.00 PER MONTH \*\***  
 Barlow White are pleased to bring to the market this two bed mid terrace just off the B5211 Worsley Rd. The property briefly comprises of entrance hall, Lounge, Dining room and Kitchen to the ground floor. Upstairs there are two bedroom and a modern bathroom. The property is in excellent condition and benefits from Upvc double glazed windows and Gas central heating with a combi boiler. Externally there is a small enclosed cottage garden to the front and to the rear a medium sized paved garden fully enclosed with rear gate. The property is ideally situated within walking distance to Monton Village and Worsley, and a short journey to the Trafford Centre. Within close proximity to major motorway networks and on the bus route to Manchester City Centre. An excellent commuting area to Media City / Salford Quays. Local amenities are close at hand including take aways, newsagent, hairdressers and pharmacy. Also close to excellent schools including St Patricks High School. For more information or to arrange a viewing please call Barlow White on 0161 7880909

**Entrance Hall**

Laminate flooring and wall mounted radiator

**Lounge**

**10'10 x 11'9 (3.30m x 3.58m)**



Window to the front, modern living electric flame fire , marble effect inlay and hearth, laminate flooring and radiator. Telephone and power points, Tv aerial and coving. Wall lighting in alcove.

**Dining Room**

**14'4 x 12'1 (4.37m x 3.68m)**



Window to the rear, laminate flooring, power points and Tv aerial. Wall mounted radiator, open plan to kitchen.

**Kitchen**

**8'11 x 8'0 (2.72m x 2.44m)**



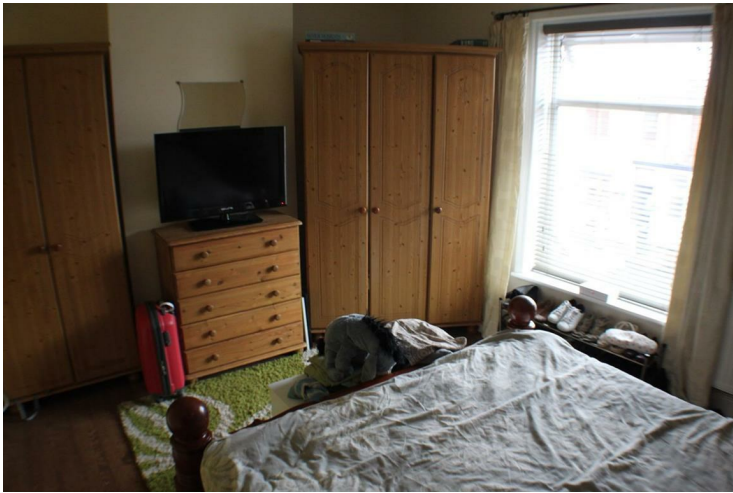
Window to the rear, modern style kitchen comprising wall mounted and floor standing cupboards, stainless steel sink and drainer. Integrated ceramic hob, electric oven and extractor fan, plumbing for a washing machine, space for fridge/freezer. Slate effect floor tiles and external door to the side.

**Bedroom One**  
**14'5 x 11'8 (4.39m x 3.56m)**



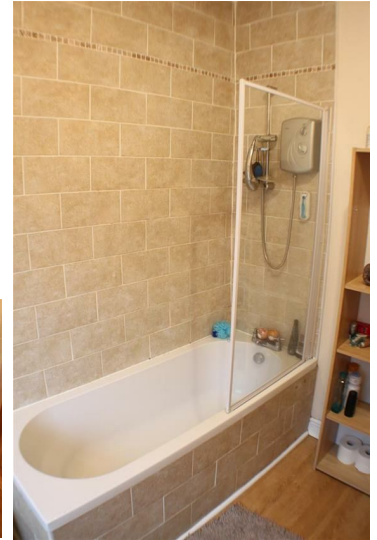
Window to the front, laminate flooring, radiator, power points and Tv aerial.

**Bedroom Two**  
**12'1 x 8'11 (3.68m x 2.72m)**



Window to the rear, laminate flooring, radiator and power points.

**Bathroom**  
**8'2 x 8'10 (2.49m x 2.69m)**



A modern white three piece bathroom suite comprising of bath with electric shower overhead, pedestal sink and w/c with chrome fixtures and fittings. A wall mounted radiator, front facing window. Part tiled stone effect walls and laminate flooring.

**Externally**



Paved to the rear of the property for low maintenance with small rockery garden to the front.

