



## Langfield Crescent, Manchester, M43

**£130,000**

Offers in Excess of

**Tenure:** Freehold, **Bedrooms:** 3

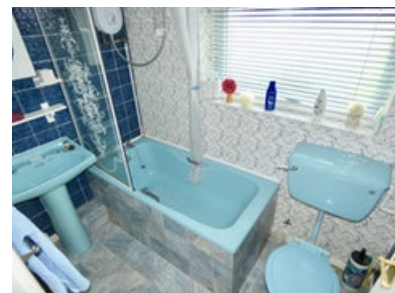
Housesimple are offering for sale this three bedroom family home. The property is situated on Langfield Crescent in the popular Droylsden area. There are a variety of local amenities within easy reach and excellent transport links both in and around Greater Manchester and into the City Centre.

## Key features:

- Three Bedroom Home
- In Need of some Modernisation
- Quiet cul de Sac
- Popular Location
- uPVC Double Glazed
- No Onward Chain
- Enclosed Rear Garden

## Extra info:

- **Property Age:** 40 years
- **Council Tax:** Band A (£1163.04 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



Housesimple are offering for sale this three bedroom family home. The property is situated on Langfield Crescent in the popular Droylsden area. There are a variety of local amenities within easy reach and excellent transport links both in and around Greater Manchester and into the City Centre.

In need of some modernisation, this property is available with NO ONWARD CHAIN.

Enviably situated within a quiet cul de sac, the property briefly comprises of; Three bedrooms and family bathroom to the first floor. To the ground floor we have well appointed living quarters inclusive of kitchen and family lounge. Externally, find both front and rear gardens with a lawned area - perfect for summer BBQs!

**\*\*Viewing is strictly by appointment only\*\***

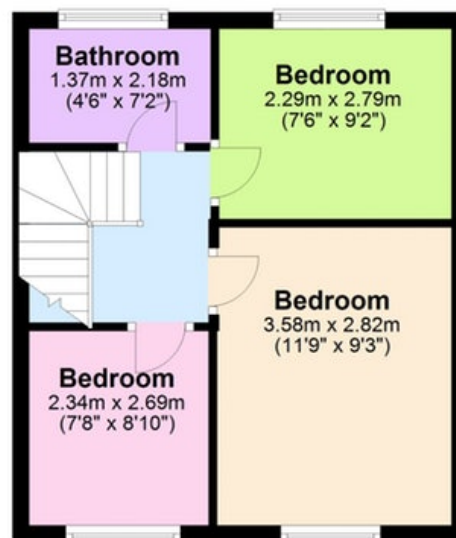
NO ONWARD CHAIN

Floor plan:

Ground Floor



First Floor



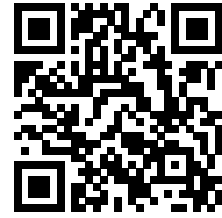
Energy Performance Certificate:

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 to 100) <b>A</b>                        |  |                         |           |
| (81 to 91) <b>B</b>                         |  |                         |           |
| (69 to 80) <b>C</b>                         |  |                         |           |
| (55 to 68) <b>D</b>                         |  | 68                      |           |
| (39 to 54) <b>E</b>                         |  |                         |           |
| (21 to 38) <b>F</b>                         |  |                         |           |
| (1 to 20) <b>G</b>                          |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact Rating                         |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO2 emissions |  |                         |           |
| (92 to 100) <b>A</b>                                |  |                         |           |
| (81 to 91) <b>B</b>                                 |  |                         |           |
| (69 to 80) <b>C</b>                                 |  |                         |           |
| (55 to 68) <b>D</b>                                 |  | 66                      |           |
| (39 to 54) <b>E</b>                                 |  |                         |           |
| (21 to 38) <b>F</b>                                 |  |                         |           |
| (1 to 20) <b>G</b>                                  |  |                         |           |
| Not environmentally friendly - higher CO2 emissions |  |                         |           |
| England & Wales                                     |  | EU Directive 2002/91/EC |           |

## MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice:- These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code