



## Carmody Close, Manchester, M40

**£220,000**

Guide Price

**Tenure:** Leasehold, **Bedrooms:** 3

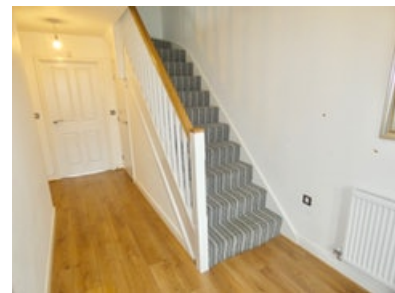
HouseSimple is pleased to present this property in Manchester. **\*\*GUIDE PRICE £220,000-£230,000\*\***

## Key features:

- Modern Family Home
- Three Bedrooms
- Quiet Cul de Sac
- Generous Corner Plot
- Ensuite to Master
- Close to Manchester City Centre
- Excellent Transport Links
- Off Street Parking
- uPVC Double Glazed
- Gas Central Heating
- Corner plot

## Extra info:

- **Property Age:** 4 years
- **Council Tax:** Band B (£1280.22 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 999 years remaining  
**Ground Rent:** £1.00 per-annum  
**Maintenance:** £1.00 per-year



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Housesimple are offering for sale this superb three bedroom family home located on Carmody Close in Manchester. Ideally situated for access into Manchester City Centre, there is a fantastic selection of amenities within easy reach, good schools for all ages and excellent transport links in and around Greater Manchester.

Occupying an enviable corner position within a quiet cul de sac, this modern family home has been carefully maintained and thoughtfully decorated to a very good standard throughout. In brief, the property comprises of; family lounge, open plan kitchen/dining room, and downstairs cloaks to the ground floor. The kitchen features a combination of low level and eye level fitted units with integrated appliances. To the first floor there are three bedrooms with an ensuite to the master and a family bathroom. The bathroom is tiled and features a modern white three piece suite. An ideal family home, the property is notably sociable by design with the living space leading seamlessly into the enclosed rear gardens - perfect for summer BBQs!

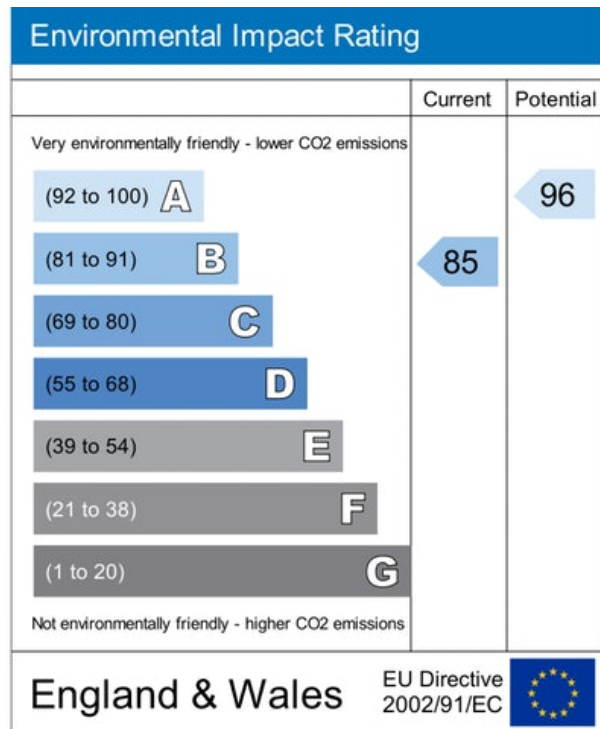
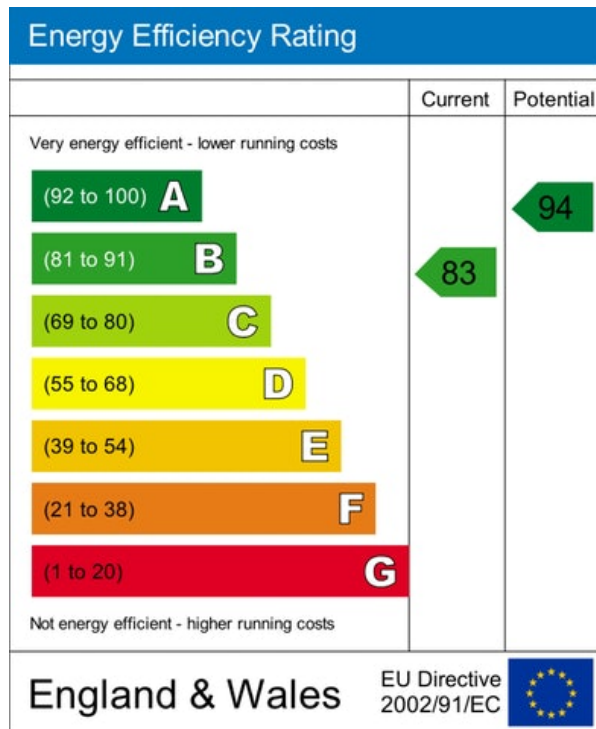
Externally, the property boasts a generous corner position with gardens to the rear and side elevations offering ample room to extend (subject to planning). To the front of the property there is off road parking.

Leasehold - details TBC

## Floor plan:

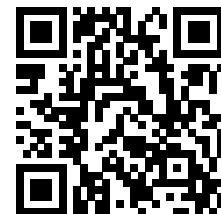


### Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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