



## Latrigg Crescent, Manchester, M24

**£200,000**

Guide Price

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

GUIDE PRICE £210,000 - £220,000. Housesimple are offering for sale this superb three bedroom detached family home. The property is situated on Latrigg Crescent in the popular Middleton area. There are a range of amenities available locally including a number of schools and e

## Key features:

- Detached Family Home
- Ensuite to Master
- Three Bedrooms
- Off Road Parking for Multiple Vehicles
- Enclosed Rear Garden
- Popular Location
- No Onward Chain

## Extra info:

- **Property Age:** 10 years
- **Council Tax:** Band C (£1651.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



GUIDE PRICE £200,000 - £210,000.

Housesimple are offering for sale this superb three bedroom detached family home. The property is situated on Latrigg Crescent in the popular Middleton area. There are a range of amenities available locally including a number of schools and excellent transport links both in and around Greater Manchester.

Currently 'owner occupied' the accommodation has been carefully maintained and thoughtfully decorated to a very good standard throughout. Boasting a generous corner plot, this home occupies a prime position on this already very enviable residential development.

In brief, the property comprises ; Three bedrooms and family bathroom to the first floor. The master suite boasts an en suite bathroom with walk in shower and a balcony. The family bathroom is fully tiled features a modern white suite and uPVC double glazed window to the side elevation. To the ground floor we have bright and well appointed living quarters including lounge, kitchen/diner, utility / store and downstairs cloaks. This home is incredibly sociable by design with the living quarters leading seamlessly into the enclosed rear gardens via uPVC double glazed french doors. The kitchen features a combination of low level and eye level fitted units and integrated appliances.

Externally the accommodation further boasts stunning gardens to the side and rear elevations which have been completely landscaped by the owner and is currently home to a patio area, bar area, summer house and hot tub. There is off road parking for multiple vehicles.

Viewing is strictly by appointment only.

uPVC double glazed throughout.

Warmed by Gas Central Heating.

Available with NO ONWARD CHAIN.

This property is FREEHOLD.

Floor plan:



Energy Performance Certificate:

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>	87
(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	
Not energy efficient - higher running costs	
Current	Potential
	87

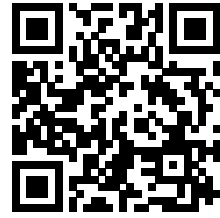
England & Wales EU Directive 2002/91/EC

Environmental Impact Rating	
	Potential
Very environmentally friendly - lower CO2 emissions	
(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>	86
(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	
Not environmentally friendly - higher CO2 emissions	
Current	Potential
	86

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