

Stately Drive, Manchester, M24

£310,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 4

Perfect home for families and first-time buyer, The accommodation briefly comprises; entrance hallway with ground floor w.c, large front lounge with multi-fuel burner, dining room, modern quality fitted kitchen/Diner with utility room, x2 rear conservatories, 4 bedrooms (master en-suite) and a

Key features:

- Large garden
- freehold
- multifuel burner
- extended
- Ensuite
- Close to motorway network
- 3 doubles

Extra info:

- **Property Age:** 8 years
- **Council Tax:** Band C (£165.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



Perfect home for families and first-time buyers. The accommodation briefly comprises; entrance hallway with ground floor w.c, large front lounge with multi-fuel burner, dining room, modern quality fitted Kitchen/Diner with utility room, 2x rear conservatories, 4 bedrooms (master en-suite) and a modern family bathroom.

The property also has the benefit of gas central heating, uPVC double glazed windows, off-road parking separate garage (with power & lighting) and a large rear garden with a summer house which is ideal for a home office, flagged patio areas and mature trees providing a stunning garden for the family to enjoy.

The property is situated on this popular modern development within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from Junction 19 of the M60 motorway.

Floor plan:



Total area: approx. 154.6 sq. metres (1664.6 sq. feet)

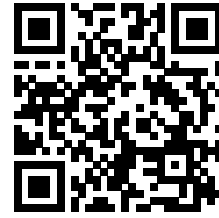
Energy Performance Certificate:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100) A			
(81 to 91) B			
(69 to 80) C		80	82
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
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) A			
(81 to 91) B			
(69 to 80) C		79	80
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

MISREPRESENTATION ACT, 1967.

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