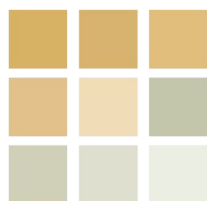




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9 ACORN CLOSE  
Manchester, M45 7BL  
Offers In The Region Of £499,950



## 9 ACORN CLOSE

This impressive detached property is positioned at the head of a quiet cul de sac with a considerably larger than expected rear garden. Located within easy walking distance of Prestwich and Whitefield villages and the Metrolink it is also within a short walk of both primary and secondary schools.

The accommodation on offer comprises briefly an entrance hallway, spacious lounge with bay window to the front, dining room with double doors opening onto the rear garden. large eat in kitchen and utility room. Completing the ground floor is downstairs W.C, and a double integral garage.

To the first floor are four double bedrooms, an ensuite shower room and family bathroom with corner bath.

The "Jewel in the Crown" of this family home is undoubtedly the westerly facing rear garden, relatively private and particularly spacious it has ample space, including a large covered area, ideal for al fresco dining, after works drinks or family Barbeques.

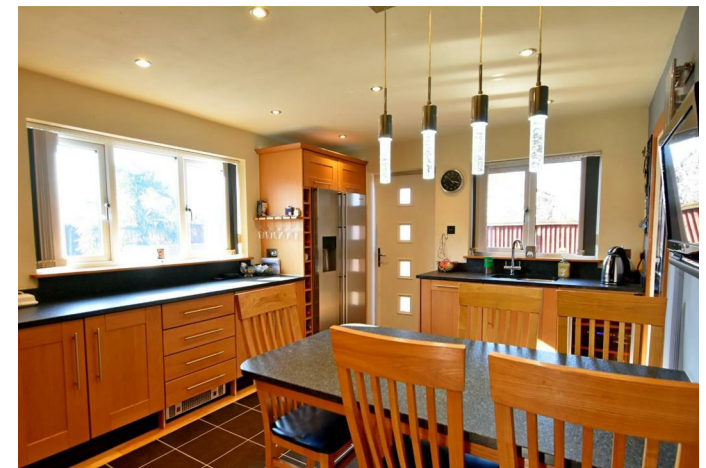
For more information or to arrange a viewing please contact the office.

Council Tax Banding - F

Tenure - Leasehold

Ground rent - £100.00 PA

EPC - D





| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            | <b>75</b>                                                                         |
| (55-68) <b>D</b>                            | <b>64</b>                  |                                                                                   |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |                                                                                   |
|-----------------------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                                                 | Current                    | Potential                                                                         |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |                                                                                   |
| (92 plus) <b>A</b>                                              |                            |                                                                                   |
| (81-91) <b>B</b>                                                |                            |                                                                                   |
| (69-80) <b>C</b>                                                |                            |                                                                                   |
| (55-68) <b>D</b>                                                |                            |                                                                                   |
| (39-54) <b>E</b>                                                |                            |                                                                                   |
| (21-38) <b>F</b>                                                |                            |                                                                                   |
| (1-20) <b>G</b>                                                 |                            |                                                                                   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |                                                                                   |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |







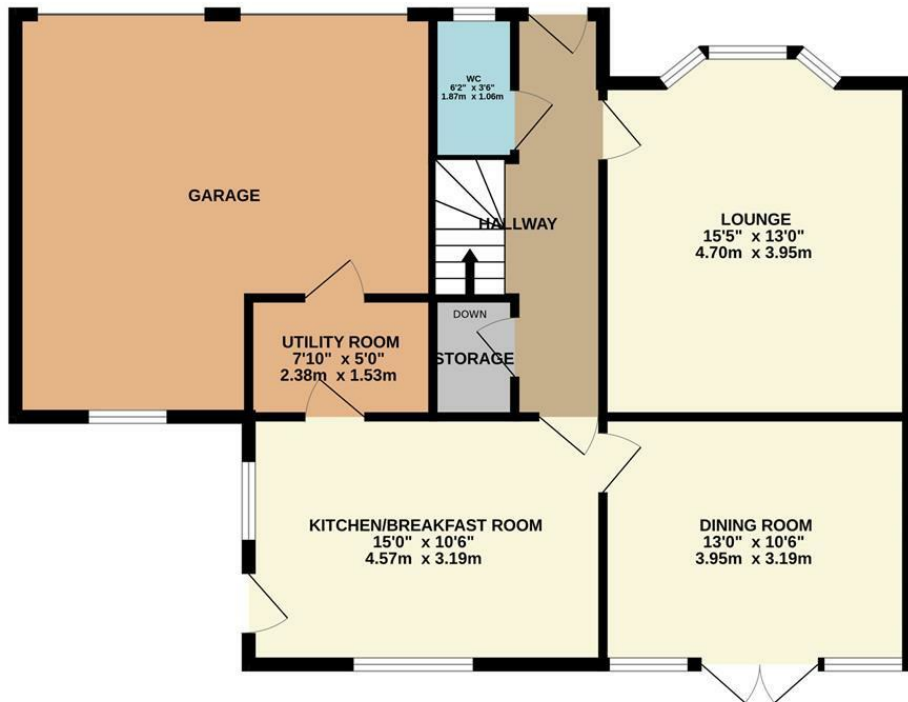




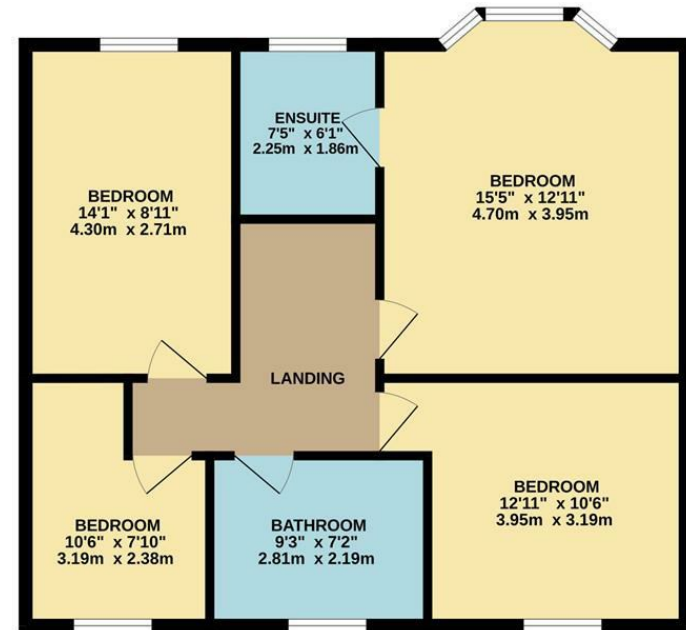




GROUND FLOOR  
906 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR  
695 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 1601 sq.ft. (148.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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