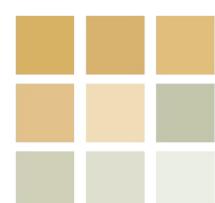




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14 CONISBOROUGH PLACE  
Manchester, M45 6EJ  
Offers In The Region Of £225,000

# 14 CONISBOROUGH PLACE

## Property at a glance

- SEMI-DETACHED
- THREE BEDROOMS
- GENEROUS GARDEN
- WALKING DISTANCE TO THE METROLINK
- CUL-DE-SAC
- GARAGE & DRIVEWAY

Beautifully presented FREEHOLD three bedroom semi-detached property located in a cul-de-sac in the Whitefield area of Manchester. The location offers excellent access to local shops, schools and amenities, transport links to Manchester City centre with the Besses O'th Barn Metrolink being only a short walk, local shops and schools on your doorstep and the M60 & M62 being only a short drive. The property is set on a generous plot and briefly comprises of: Vestibule, lounge opening into the dining room, kitchen & conservatory. To the first floor are three bedrooms (two being double) and contemporary family shower room. Externally there is a driveway to the front leading to a garage and to the rear is a generous garden to the side & rear. The property is ideal for first time buyers or growing families alike.

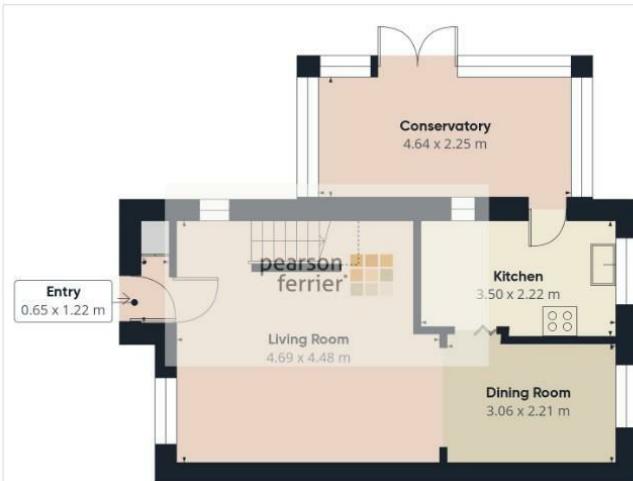
Tenure - Freehold

EPC-C

Council Tax Band - B







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

90.4 m<sup>2</sup>

Reduced headroom

1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

	Energy Efficiency Rating	
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		72
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

	Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.

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