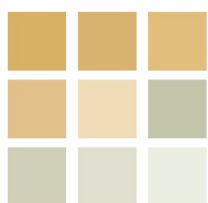




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33 OAK LANE
Manchester, M45 8FT
£340,000

33 OAK LANE

Property at a glance

- EXTENDED BAY FRONTED SEMI DETACHED PROPERTY
- WELL LOCATED CLOSE TO WHITEFIELD TOWN CENTRE
- THREE GOOD SIZED BEDROOMS
- OPEN PLAN GROUND FLOOR LIVING SPACE
- RECENT COMBINATION GAS CENTRAL HEATING BOILER
- BEAUTIFULLY FINISHED THROUGHOUT
- GREAT SIZED REAR GARDENS
- DRIVEWAY AND GARAGING
- FURTHER POTENTIAL TO EXTEND

An extended, bay-fronted semi-detached property ideally positioned within easy reach of a wide range of local and major amenities. The property has been finished to a modern and contemporary standard throughout, while offering a deceptively spacious level of accommodation with open plan living space to the ground floor.

Internally, the property briefly comprises an entrance hallway, open-plan lounge and dining room, breakfast/dining kitchen, first-floor landing, three well-proportioned bedrooms and a three piece family bathroom.

Externally, the property benefits from a particularly impressive and generously sized enclosed rear garden, which is considerably larger than might initially be expected and provides an excellent outdoor space for families and entertaining. To the front, there is a driveway providing off-road parking and access to a single garage.

Further benefits include gas central heating, with a recently replaced combination boiler and full UPVC double glazing. There is good potential to extend the accommodation if required and subject to necessary approvals.

Overall, this is a spacious and well-presented family home, combining modern interiors with generous living accommodation, off-road parking and a substantial rear garden.

Tenure - Leasehold for the residue of 999 years from 4th September 1959
Ground rent payable - tbc
EPC Rating - D
Council tax band - B







Floor 0



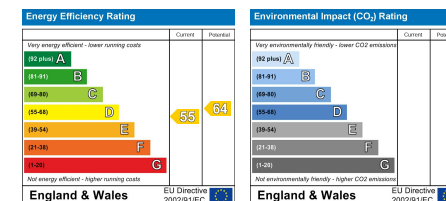
Floor 1

Approximate total area^m
95.7 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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