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63E CROSS LANE
Manchester, M26 2QZ
No Offers £155,000

63E CROSS LANE

Property at a glance

- beautifully presented modern built townhouse
- two generous sized bedrooms
- PVC double glazing & GCH system
- spacious feature lounge
- modern dining kitchen with integrated appliances
- modern stylish shower room
- low maintenance rear garden with double opening gates providing off road parking for one car
- conveniently located for all local amenities and within walking distance of Radcliffe Metrolink station providing easy access into Manchester City centre
- ideally suit FTB, offered for sale with no onward chain
- viewing a must!!!

Pearson Ferrier are delighted to bring to the market this beautifully presented modern townhouse. Offering stylish and well-proportioned accommodation throughout, this superb property is perfectly suited to first-time buyers looking for a home ready to move straight into and is offered for sale with no onward chain.

The accommodation comprises an inviting entrance hall leading to a spacious feature lounge, providing an ideal space for relaxation and entertaining. To the rear is a modern dining kitchen fitted with a range of contemporary units and integrated appliances, with ample space for dining and direct access to the rear garden.

To the first floor are two generous-sized bedrooms, both presented to a high standard, together with a modern and stylish shower room.

Further benefits include PVC double glazing and a gas central heating system throughout.

Externally, the property enjoys a low-maintenance rear garden with double opening gates providing off-road parking for one vehicle.

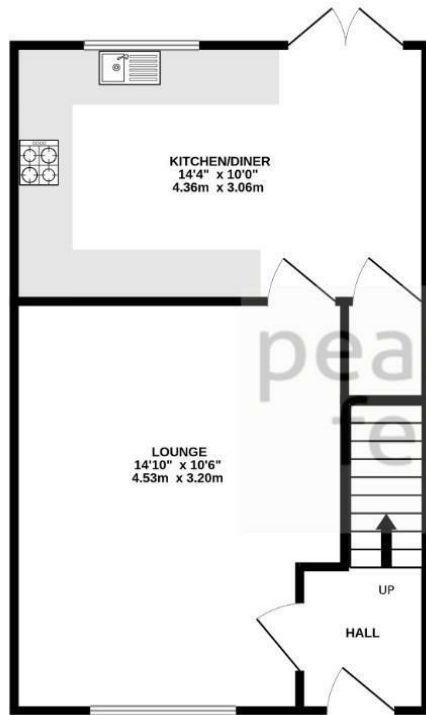
Conveniently located for all local amenities, shops, schools and transport links, the property is within walking distance of Radcliffe Metrolink Station, offering easy access into Manchester City Centre and beyond.

This fantastic home is expected to generate significant interest and would ideally suit a first-time buyer. Viewing is highly recommended and is a must to fully appreciate all that is on offer.

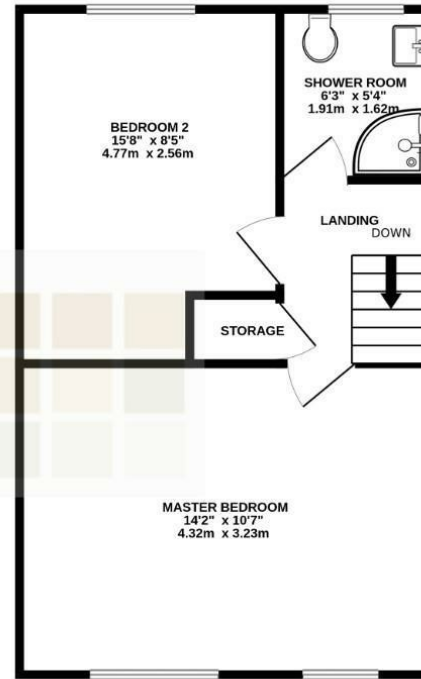




GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.7 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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	82 plus	A		Very environmentally friendly - lower CO ₂ emissions	82 plus	A	
11-91	B			81-91	B		
81-91	C			69-80	C		
61-80	D			69-80	D		
41-60	E			61-68	E		
21-40	F			41-60	F		
1-20	G			1-40	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		87		England & Wales		63	
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		

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