



pearson
ferrier  *a property for everyone*

36 DUMERS CHASE
Manchester, M26 2TH
Offers Over £290,000

36 DUMERS CHASE

Property at a glance

- modern detached family home
- three generous sized bedrooms (master with en-suite shower room and dressing area with fitted wardrobes)
- PVC double glazing & GCH system
- guest WC
- modern spacious dining kitchen with integrated appliances
- utility room
- integral single garage
- modern stylish family bathroom
- driveway providing off road parking for two cars
- gardens to the front and rear

A modern stylish three bedroom, detached family home and is conveniently placed for local shops, bars, restaurants, public transport links including the metro link and with easy access onto the motorway networks providing access to Manchester City centre and surrounding areas. The property was constructed by Bellway Homes circa 2015/2016 and early viewing is highly recommended to avoid any disappointment. Further features include: PVC double glazing, gas central heating system, modern spacious dining kitchen with integrated appliances, utility room, guest WC/cloakroom, integral single garage, three generous sized bedrooms (master with dressing area with fitted wardrobes and en-suite shower room) and a modern stylish family bathroom. Outside - driveway providing off road parking for one/two cars leading to the attached single garage and lawned gardens to the front and rear. The accommodation briefly comprises: reception hallway, lounge, dining kitchen, utility room, guest WC/cloakroom, integral single garage, first floor, three generous sized bedrooms (master with dressing area and en-suite shower room) and family bathroom. Outside - driveway & gardens

Additional Information:

Tenure - Leasehold

Term of Lease - 150 years from 1st August 2013 at a ground rent payable of £160 each year. The first increase is on 1st August 2021 and then at five yearly intervals. The increase is based on the all prices index.

Council Tax band D payable to Bury MBC. Council Tax rates amount for

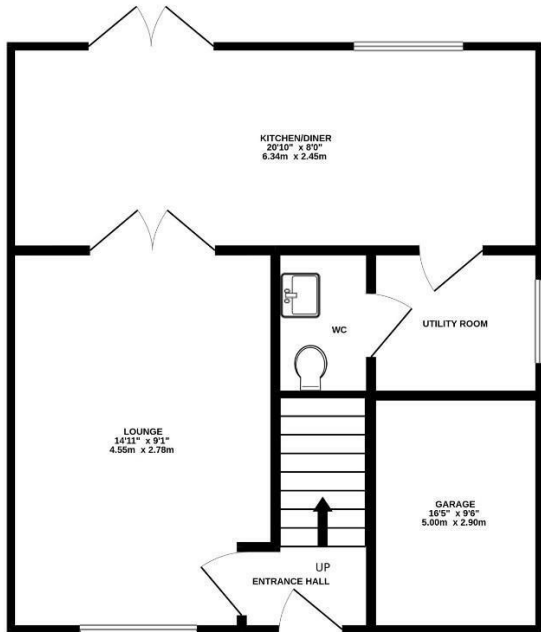
2022/2023 = £2,072.66

EPC Rating - C

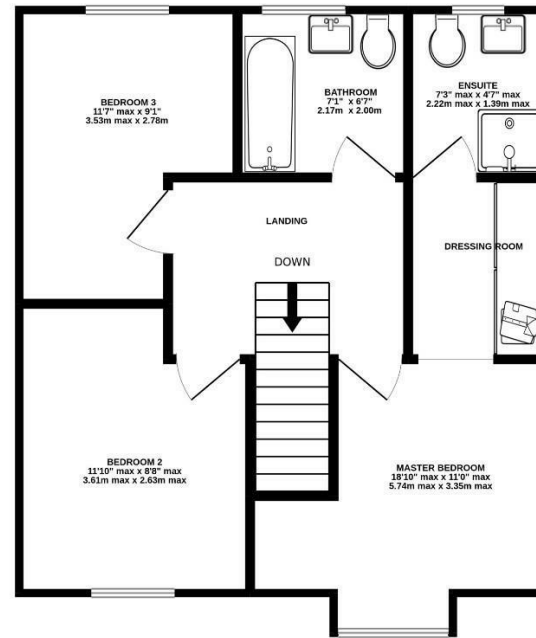




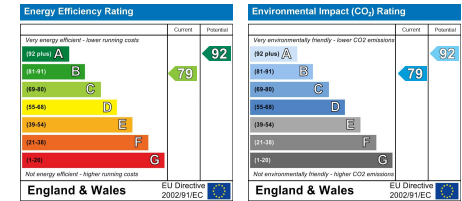
GROUND FLOOR



1ST FLOOR



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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