



pearson
ferrier  *a property for everyone*

40 CRANBOURNE ROAD
Manchester, M16 9PZ
£300,000

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Property at a glance

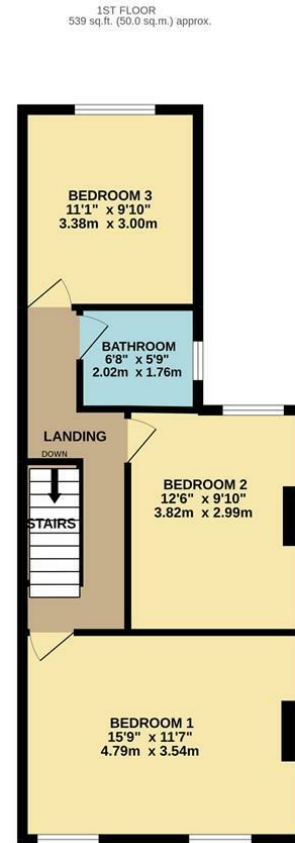
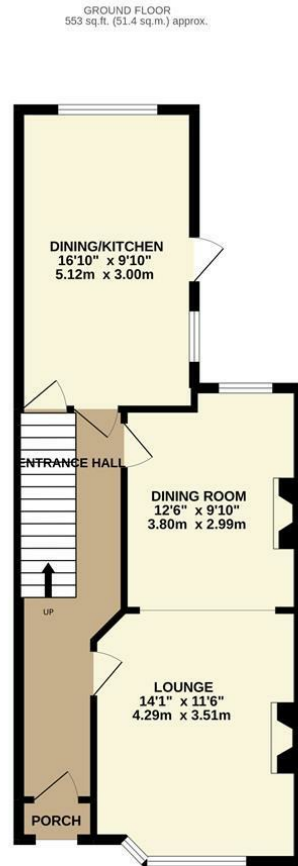
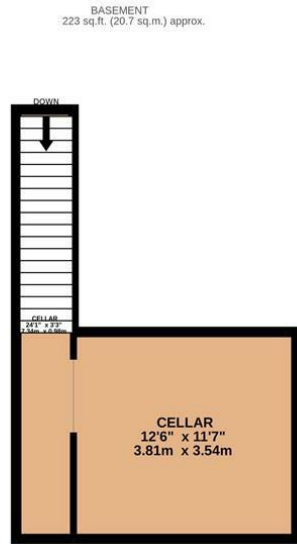
- Three Double Bedroom
- Two Reception Rooms
- Large Kitchen Diner
- Cellar
- Exposed Wooden Floorboards
- Period Features
- Close to Metrolink

This deceptively spacious mid terrace property is a short stroll from Trafford Bar Metrolink station with the City Centre within easy access. Literally at the end of the road is the delightful Seymour Park and with Seymour Park Community School, rated Outstanding in the most recent OFSTED report, a couple of minutes walk away this is the ideal location for a young family. The accommodation on offer comprises briefly a storm porch opening onto an entrance hallway, good size lounge with solid fuel stove style burner and exposed wooden floorboards, dining room again with exposed floorboards and a large kitchen diner. To the first floor are three double bedrooms and a white family bathroom. The rear yard is larger than expected and low maintenance.

The property is available with no onward chain. We believe it is on a 999 year (less 10 days) lease starting 9th September 1902 with the ground rent being £8 per annum. Buyers however should rely on their own enquiries.



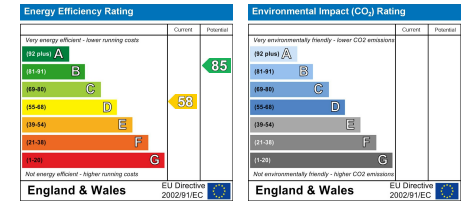




TOTAL FLOOR AREA: 1315 sq.ft. (122.1 sq.m.) approx.

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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