



pearson
ferrier  *a property for everyone*

67 MODE HILL LANE
Manchester, M45 8JH
£225,000

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Property at a glance

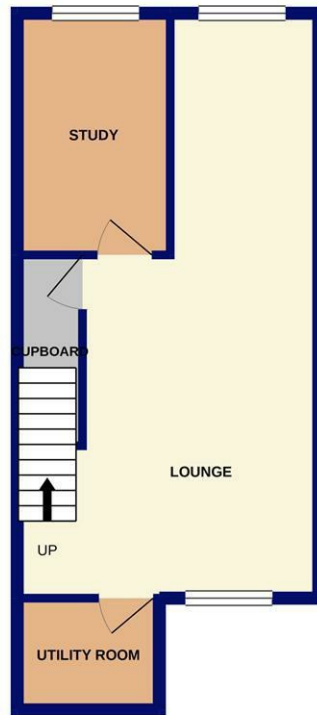
- Accommodation over Three Floors
- Two Bathrooms
- Countryside Views
- Parking
- Ground Floor W.C.
- Utility Room
- Home Office

This deceptively spacious three bedroom two bathroom property has accommodation spread over three floors and would be ideal for those working for home. The accommodation on offer comprises briefly an entrance hallway, ground floor W.C. lounge and open plan kitchen diner with views over the surrounding countryside. To the lower level is a second lounge that would lend itself to a number of uses such as a workspace, gym, home cinema etc, there is also a well proportioned home office and a utility room. To the first floor are three bedrooms all with fitted wardrobes, the master bedroom also has a walk in wardrobe and a top of the range en suite shower room. The property is located on a quiet cul de sac on the edge of farm land and has allocated parking spaces. For more information or to arrange a viewing please contact the office.

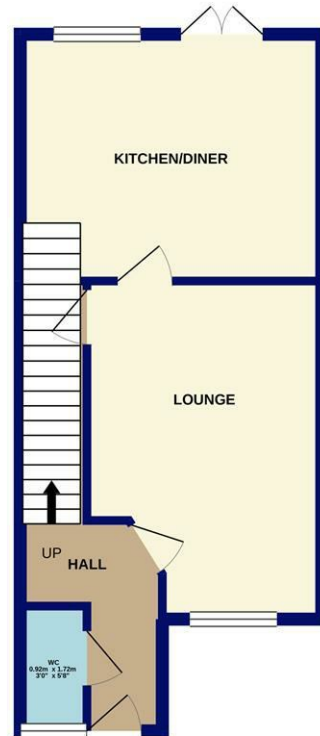




LOWER LEVEL
36.5 sq.m. (393 sq.ft.) approx.



GROUND FLOOR
36.5 sq.m. (393 sq.ft.) approx.

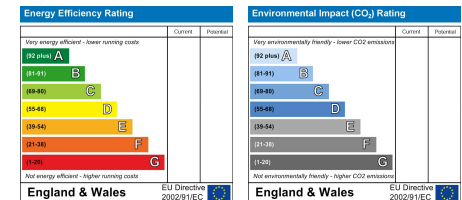


1ST FLOOR
36.3 sq.m. (391 sq.ft.) approx.



TOTAL FLOOR AREA : 109.4 sq.m. (1178 sq.ft.) 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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