



## 80 Graver Lane , Manchester, M40 1QW

**Offers Over £240,000**



**\*\*\*EXTENDED\*\*\*THREE BEDROOMS\*\*\*SEMI DETACHED\*\*\*GREAT FAMILY HOME\*\*\*OFF ROAD PARKING\*\*\*GARAGE/CARPORT\*\*\*POPULAR LOCATION\*\*\* Cousins Estate Agents are delighted to present this spacious three-bedroom extended semi-detached family home, ideally situated in the sought-after area of Clayton Bridge, Manchester.**

This well-designed property features a ground floor extension that creates a light and airy living space. The accommodation includes an entrance vestibule, front living room, and large, modern open-plan kitchen/diner with an additional family area. This unique living zone boasts a raised ceiling with skylights, filling the space with natural light; French doors lead to a neatly paved rear garden, complete with potted plants, a garden shed/workshop, and a lovely green outlook.

Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom. The front of the property offers ample off-road parking, with a side garage/carport featuring an electric door. Planning permission has already been granted for further side extension, offering even more potential.

Conveniently located near local shops, schools, and amenities, this home also benefits from excellent public transport links, including the Metrolink to Manchester City Centre and surrounding areas. Additionally, it's within walking distance of Brookdale Park and Clayton Vale, perfect for outdoor activities and family time.



## VESTIBULE

**LIVING ROOM 16'2" x 14'4" (4.93 x 4.39)**

**SITTING ROOM 14'4" x 8'6" (4.39 x 2.60)**

**KITCHEN/DINING SPACE 18'7" x 9'9" (5.67 x 2.99)**

**LEAN TOO 9'9" x 35'4" (2.99 x 10.8)**

**BEDROOM ONE 12'11" x 11'6" (3.95 x 3.53)**

**BEDROOM TWO 11'6" x 8'9" (3.53 x 2.68)**

**BEDROOM THREE 10'2" x 5'3" (3.10 x 1.62)**

**BATHROOM 6'3" x 5'6" (1.93 x 1.70)**

**GARAGE/CARPORT 26'4" x 7'8" (8.04 x 2.36)**

## TENURE

LEASEHOLD

GROUND RENT: £30 per annum

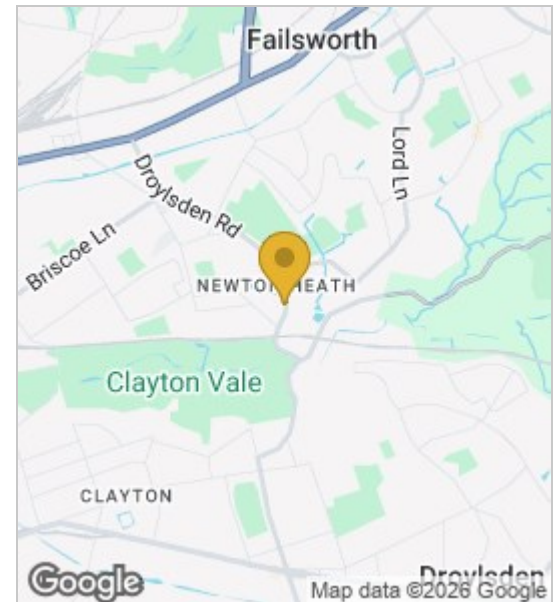
POSSIBILITY TO PURCHASE FREEHOLD

## PLANNING

PLANNING APPROVAL HAS BEEN GIVEN FOR A FURTHER EXTENSION.

FURTHER DETAILS ON THE MANCHESTER PLANNING PORTAL Reference: 098431/FH/2012/N1

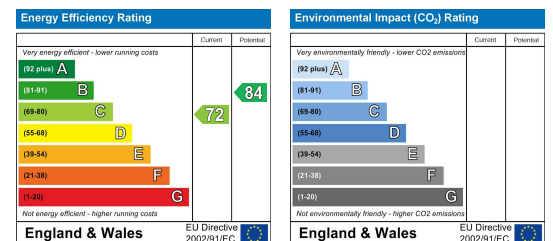
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

