



NPE

For Sale

211 Culcheth Lane, - EPC: £214,950



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**** CHAIN FREE **** IDEAL FOR FIRST TIME BUYERS, INVESTORS & YOUNG FAMILIES **** POPULAR AND CONVENIENT LOCATION **** DECEPTIVELY SPACIOUS **** EXTENDED TO REAR **** DETACHED GARAGE **** WELL MAINTAINED THROUGHOUT **** We offer for sale this 3 bed extended townhouse, situated in a popular and convenient location perfect for first time buyers, investors or young families. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Porch, lounge, kitchen diner, conservatory, 3 bedrooms and 3 piece white shower suite bathroom. Externally, the property benefits from gardens to the front and rear and a detached garage.

Porch

Lounge

15'2" x 12'10" (4.62m x 3.91m)

Stairs off. Radiator. Feature fireplace with gas fire.

Kitchen Diner

15'1" x 10'1" (4.60m x 3.07m)

Fitted wall and base units incorporating oven, extractor fan, gas range and stainless steel sink with drainer. Plumbed for washer. Ceramic floor tiled. Sliding door into conservatory.

Conservatory

13'2" x 9'8" (4.01m x 2.95m)

Fitted gas radiator. Patio doors to rear.

1st Floor Landing

Loft access.

Bedroom 1

8'6" x 13'1" (2.59m x 3.99m)

Radiator. Fitted wardrobes. Front aspect.

Bedroom 2

8'7" x 8'6" (2.62m x 2.59m)

Rear aspect. Fitted wardrobes. Radiator. Storage cupboard.

Bedroom 3

6'5" x 9'6" (1.96m x 2.90m)

Front aspect. Fitted wardrobes. Radiator.

Bathroom

3 piece white shower suite. Ceramic wall tiled. Heated towel rail.

External

Gardens to the front and rear. Detached garage accessible through the rear garden by foot or communal gates by car.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of £12 per annum. The Council Tax is in Band B with Manchester Council.

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