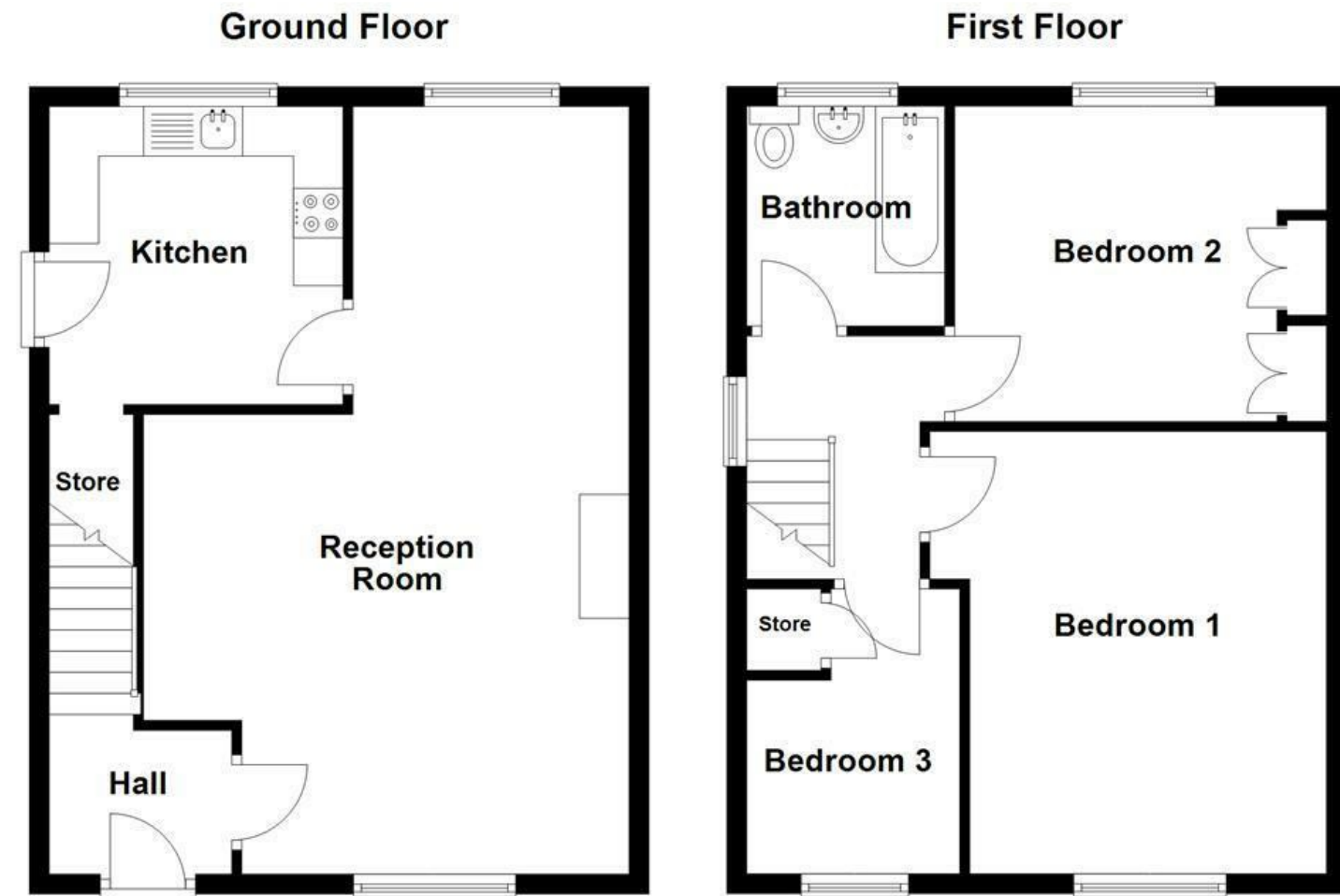




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	76
EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Billy Lane, Manchester, M27 8FS

£240,000

THE PERFECT FIRST HOME

Situated in the charming area of Billy Lane, Clifton, Swinton, Manchester, this semi-detached house presents an excellent opportunity for first-time buyers or those seeking a family home. The property boasts three generously sized bedrooms, providing ample space for relaxation and personalisation. The well-appointed three-piece bathroom suite ensures convenience for daily routines.

The fitted kitchen is functional, making it a delightful space for culinary endeavours and family gatherings. The low-maintenance rear garden offers a perfect retreat for outdoor enjoyment, whether it be for entertaining guests or simply unwinding in the fresh air.

Additionally, the property benefits from off-road parking, along with a detached garage, providing secure storage and ease of access. This semi-detached home is bursting with potential, allowing you to make it your own while enjoying the comforts of a well-established neighbourhood. With its appealing features and prime location, this property is not to be missed.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

Billy Lane, Manchester, M27 8FS

£240,000

**3****1****1****C**

- Semi Detached Property
 - Fitted Kitchen
 - Off Road Parking and Detached Garage
 - EPC Rating C
- Three Bedrooms
 - Spacious Reception Room
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Low Maintenance Rear Garden
 - Council Tax Band C

Ground Floor

Entrance Hall

6'1 x 4'9 (1.85m x 1.45m)
UPVC double glazed frosted front door, central heating radiator, door to reception room and stairs to first floor.

Reception Room

25'5 x 16'0 (7.75m x 4.88m)
Two UPVC double glazed windows, two central heating radiators, coving, ceiling fan, television point, electric fire and door to kitchen.

Kitchen

9'10 x 9'9 (3.00m x 2.97m)
UPVC double glazed window, central heating radiator, range of wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, space for freestanding oven, space for fridge freezer, plumbing for washing machine, space for dryer, tiled elevations, wood effect lino flooring, open to under stairs storage and UPVC double glazed frosted door to side elevation.

First Floor

Landing

7'8 x 6'7 (2.34m x 2.01m)
UPVC double glazed frosted window, doors leading to three bedrooms and bathroom.

Bedroom One

14'4 x 13'2 (4.37m x 4.01m)
UPVC double glazed window and central heating radiator.

Bedroom Two

12'6 x 10'0 (3.81m x 3.05m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

9'5 x 7'1 (2.87m x 2.16m)
UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

7'7 x 6'7 (2.31m x 2.01m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head, tiled elevations, loft access and wood effect lino flooring.

External

Rear

Enclosed garden with paving, bedding, greenhouse and access to detached garage.

Front

Laid to lawn garden, bedding, mature shrubbery and paved driveway.



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