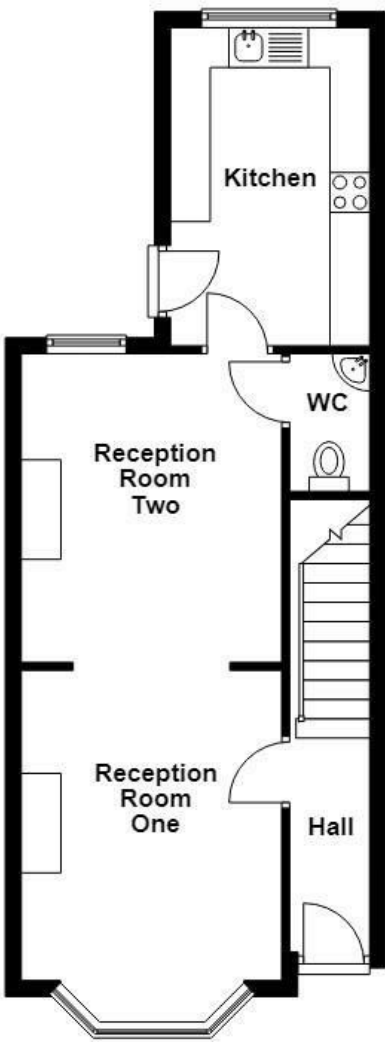
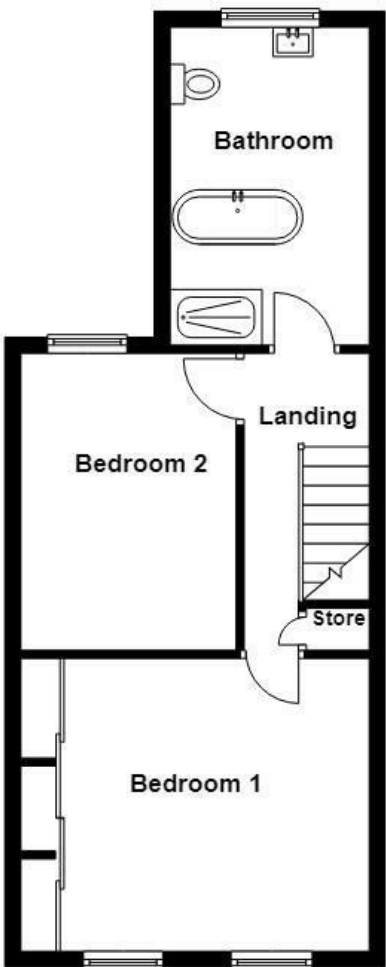


Ground Floor



First Floor



Lightbowne Road, Manchester, M40 5EE

£220,000

Welcome to this stunning modern terraced home located on Lightbowne Road in Manchester. This delightful property boasts two spacious bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable living space.

As you enter the home, you are greeted by two large reception rooms that offer ample space for relaxation and entertaining. The modern fully fitted kitchen is a highlight, equipped with contemporary appliances and plenty of storage, perfect for those who enjoy cooking and hosting gatherings. Additionally, the ground floor features a convenient WC, enhancing the practicality of the layout.

Step outside to discover a low maintenance rear garden, providing a serene outdoor space for enjoying the fresh air or hosting summer barbecues without the hassle of extensive upkeep.

Upstairs, you will find two generously sized bedrooms, each designed to offer comfort and tranquillity. The fully fitted bathroom is a luxurious retreat, featuring a walk-in shower and a free-standing bath, ideal for unwinding after a long day.

This property combines modern living with thoughtful design, making it a perfect home for anyone looking to settle in a vibrant area of Manchester. Don't miss the opportunity to make this beautiful house your new home.

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 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.

Lightbowne Road, Manchester, M40 5EE

£220,000



- Two Bedroom Terraced Home
 - Ground Floor WC
 - On Street Parking
 - Tenure - Freehold
- Two Spacious Reception Rooms
 - Luxury Bathroom With Walk In Shower And Freestanding Bath
 - EPC Rating - TBC
- Modern Fully Fitted Kitchen
 - Low Maintenance Rear Garden
 - Council Tax Band - A

Ground Floor

Entrance

Composite double glazed door to entrance hall.

Entrance Hall

11'6 x 3'4 (3.51m x 1.02m)

Door leading to reception room one, stairs to first floor, laminate flooring.

Reception Room One

14'8 x 10'9 (4.47m x 3.28m)

UPVC double glazed window, central heating radiator, laminate flooring, open to reception room two.

Reception Room Two

12'9 x 10'9 (3.89m x 3.28m)

UPVC double glazed window, central heating radiator, doors leading to kitchen and WC.

Kitchen

13'1 x 8'3 (3.99m x 2.51m)

UPVC double glazed window, high gloss wall and base units with Corian surfaces, acrylic splashback, inset sink with integrated drainer ridges and mixer tap, gas hob burner, extractor hood, oven in a high rise unit, pantry cupboard, integrated bin, under unit lighting, integrated fridge freezer, integrated washing machine, spotlights, laminate flooring, UPVC double glazed door door leading to rear.

WC

5'8 x 3'4 (1.73m x 1.02m)

Central heating radiator, two piece suite comprising of a dual flush WC and a wall mounted wash basin with mixer tap.

First Floor

Landing

13'5 x 4'5 (4.09m x 1.35m)

Doors leading to two bedrooms and bathroom.

Bedroom One

14'5 x 12'1 (4.39m x 3.68m)

UPVC double glazed window, central heating radiator, fitted storage with sliding doors and mirrors.

Bedroom Two

13 x 9'9 (3.96m x 2.97m)

UPVC double glazed window, central heating radiator.

