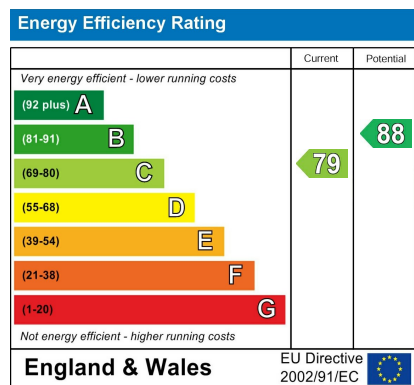
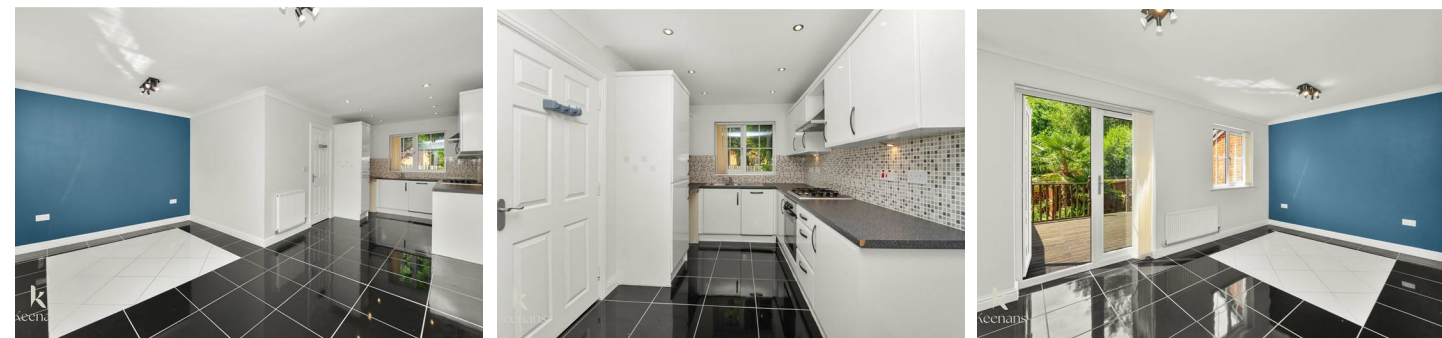
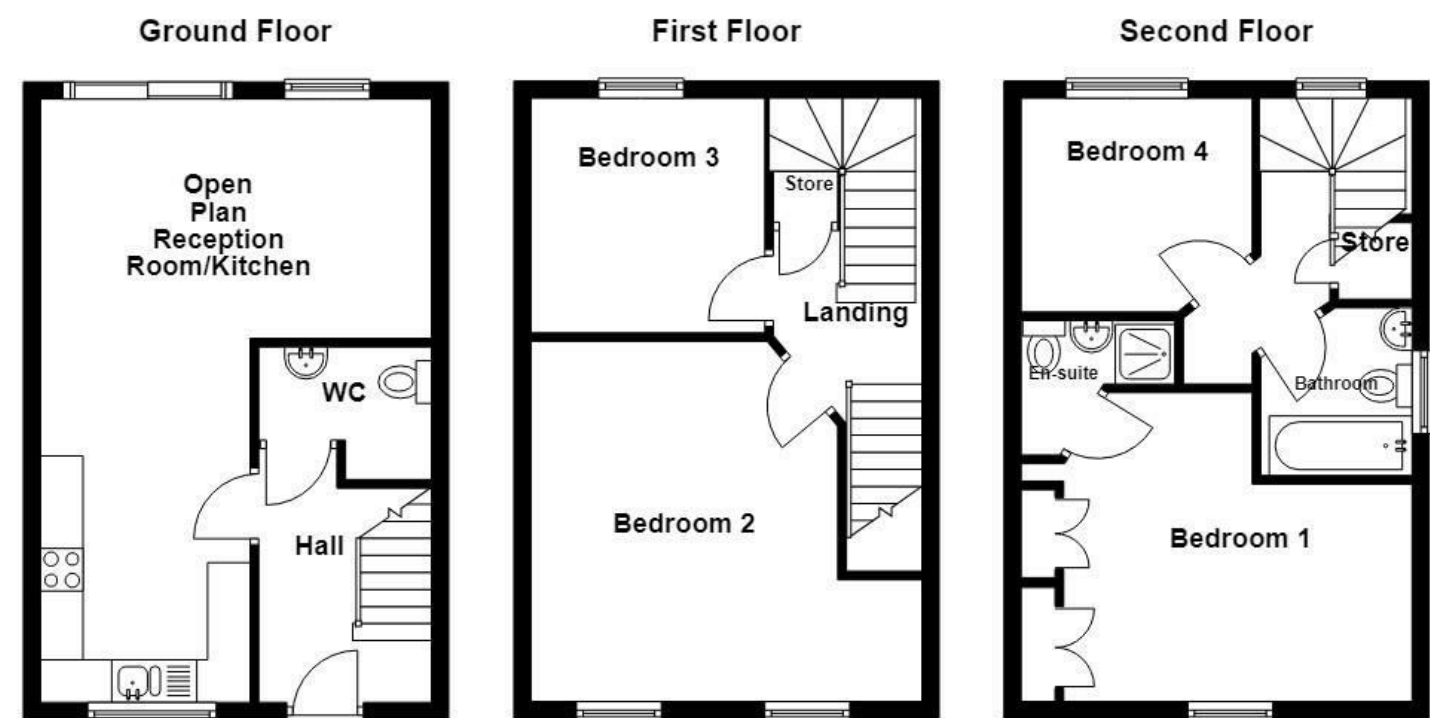




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

French Barn Lane, Manchester, M9 6PB

£300,000

THE MOST EXCEPTIONAL SEMI DETACHED FAMILY HOME

Nestled on French Barn Lane in Manchester, this charming semi detached house offers a perfect blend of modern living and convenience. Built in 2011, the property spans an impressive 1,087 square feet and boasts a well-thought-out layout that is ideal for families.

Upon entering, you are greeted by a welcoming reception room that flows seamlessly into an open plan living and kitchen area, creating a warm and inviting atmosphere for both relaxation and entertaining. The house features three generously sized bedrooms, ensuring ample space for family members or guests. With two well-appointed bathrooms, morning routines will be a breeze, providing comfort and privacy for everyone.

This property is beautifully presented, showcasing spacious rooms that are ready for you to move straight into, with no chain delay to worry about. The exterior is equally impressive, featuring off-road parking and an added garage, which is a rare find in such a desirable location. The beautifully landscaped gardens offer a tranquil outdoor space, perfect for enjoying sunny days or hosting gatherings.

Situated just a stone's throw away from Manchester City Centre, this home is ideally located for those who wish to enjoy the vibrant city life while still having a peaceful retreat to return to. This property truly represents the perfect family home, combining modern amenities with a prime location. Don't miss the opportunity to make this delightful house your new home.

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

French Barn Lane, Manchester, M9 6PB

£300,000

 4  2  1  C

- Semi Detached Property
 - Open Plan Living Kitchen
 - Off Road Parking & Garage
 - EPC Rating C
- Four Bedrooms
 - En Suite To Main Bedroom
 - Freehold
- Set Over Three Floors
 - Enclosed Rear Garden
 - Council Tax Band C

Ground Floor

Entrance

Composite double glazed frosted door to the hallway.

Hallway

9'9 x 6'8 (2.97m x 2.03m)

Central heating radiator, smoke alarm, tiled flooring, under staircase storage cupboard, doors to the open plan reception room and kitchen and WC, staircase to the first floor.

WC

6'8 x 5'1 (2.03m x 1.55m)

Central heating radiator, a two piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, extractor fan, tiled flooring.

Open Plan Reception Room/Kitchen

23'4 x 15'1 (7.11m x 4.60m)

Two UPVC double glazed windows, central heating radiator, spotlights, coving, a range of white wall and base units, granite effect surface, tiled splash backs, stainless steel one and a half bowl sink and drainer with mixer tap, integrated fridge freezer and dishwasher, space for a washing machine, under unit lighting, television point, tiled flooring, UPVC double glazed French doors to the rear.

First Floor

Landing

12'5 x 5'9 (3.78m x 1.75m)

Smoke alarm, under staircase storage cupboard, doors to two bedrooms and bathroom.

Bedroom Two

15'1 x 13'11 (4.60m x 4.24m)

Two UPVC double glazed windows, two central heating radiators, coving, television point.

Bedroom Three

9'3 x 9 (2.82m x 2.74m)

UPVC double glazed window, central heating radiator, television point.

Second Floor

Landing

11'3 x 8'10 (3.43m x 2.69m)

UPVC double glazed window, smoke alarm, over staircase storage cupboard, loft access, doors to bedroom one, bedroom four and bathroom.

Bedroom One

15'1 x 11'10 (4.60m x 3.61m)

UPVC double glazed window, fitted wardrobe, ceiling fan, door to the en suite.

En Suite

5'11 x 5'2 (1.80m x 1.57m)

Central heating radiator, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, electric feed shower enclosure, tiled elevations, spotlights, extractor fan, tiled effect lino flooring.

Bedroom Four

9'1 x 8'1 (2.77m x 2.46m)

UPVC double glazed window, central heating radiator.

Bathroom

6'4 x 5'11 (1.93m x 1.80m)

UPVC double glazed window, central heating radiator, a three piece suite comprising of a panelled bath with mixer tap and rinse head, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, spotlights, extractor fan, tiled effect Lino flooring.

External

Rear

Enclosed garden with decking, artificial lawn and bedding areas.

Front

Paved courtyard with off road parking.

