



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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.

Loughrigg Drive, Manchester, M24 5AG

Offers Over £300,000

Stunning 3-Bedroom Detached Home with Open Plan Living and Off-Road Parking

This beautifully presented 3-bedroom detached property offers modern living in a highly sought-after location. Perfectly designed for families, this home boasts a spacious and airy open-plan living area downstairs, providing a seamless flow between the lounge/dining and kitchen spaces — ideal for both relaxation and entertaining. The ground floor also benefits from a convenient downstairs W/C, adding practicality to the layout. Upstairs, you'll find three well-proportioned bedrooms, including a master with a luxurious en-suite bathroom for ultimate comfort and privacy. To the rear, the property features a well-maintained garden, offering an ideal space for outdoor dining, children's play, or simply enjoying the sunshine. In addition, the property comes with off-road parking and the bonus of electric charging ports, making it perfect for electric vehicle owners and ensuring convenience and ease of access. With its modern design, excellent location, and a perfect balance of style and functionality, this detached home is a must-see.

Loughrigg Drive, Manchester, M24 5AG
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3 2 1 B

- Detached
- En-Suite
- Council Tax Band - D
- Electric Charging Port
- Garden To Rear
- Off-Road Parking
- EPC Rating - B
- Chain Free
- Tenure - Leasehold
- Log Burner

Reception Room One
16'0" x 10'5" (4.9m x 3.2m)

Kitchen
15'8" x 9'2" (4.8m x 2.8m)

Downstairs W/C
4'7" x 3'3" (1.4m x 1m)

Bedroom One
11'1" x 10'9" (3.4m x 3.3m)

Bedroom Two
9'2" x 8'2" (2.8m x 2.5m)

Bedroom Three
9'2" x 7'2" (2.8m x 2.2m)

En-Suite
7'6" x 4'3" (2.3m x 1.3m)

Bathroom
6'6" x 5'6" (2m x 1.7m)

