



Campbell Road, Longsight, Manchester, M13

£305,000

UNDER OFFER

THREE GOOD SIZED BEDROOMS + LOFT & TWO BATHROOMS | Freehold

Lancashire Properties are delighted to present this THREE BEDROOM + LOFT CONVERSION AS A FOURTH BEDROOM WITH TWO BATHROOMS mid-terraced house located in a highly sought after area of Longsight, M13. It's excellent location benefits from being close to all amenities as it is within a short walking distance to the Longsight Market Area which includes a Lidl and Asda as well as take-aways & restaurants open till late on Main A6 Stockport Road (Sanam, Mazaa, Lazeeza, Anmol etc.). Centrally located to schools surrounding the property such as Longsight Community Primary School, St. Agnes Primary School and many others.

Briefly comprising of an Entrance Hallway leading to two large Reception Rooms and Kitchen with dining space on the ground floor; whereas, there are three Good sized bedrooms and a family bathroom on the first floor and finally there is a converted loft space suitable for fourth bedroom space with a second bathroom. Benefiting from double glazing throughout and has gas central heating. Kitchen comprises of wall & base units covered with worktop incorporating a bowl sink with mixer tap. Both bathrooms comprise of a WC, wash basin and a shower enclosure on second floor and bathtub fitted with a shower mixer on first floor respectively. To the exterior is a rear yard to enjoy the sunny summers.

An ideal family home in heart of Longsight. Call Lancashire Properties now to arrange a viewing.

Dimensions are as follows:

Ground Floor -

Reception Room 1 (10' 10" X 13' 9")

Double glazed bay window to the front aspect. Ceiling light point. Heating radiator. Laminate floor.

Reception Room 2 (11' 10" X 14' 9")

Double glazed window to the rear aspect. Ceiling light point. Heating radiator. Laminate floor.

Kitchen (10' 2" X 15' 9")

Double glazed window to the left aspects. Tiled floor. Ceiling light point. Heating radiator. Fitted is a range of wall & base units with worktop incorporating a bowl sink with mixer tap. Access to the rear yard.

First Floor -

Master Bedroom (11' 2" X 13' 5")

Two double glazed window to the front aspect. Ceiling light point. Heating radiator.

Bedroom 2 (9' 6" X 13' 5")

Double glazed window to the rear aspect. Ceiling light point. Heating radiator.

Bedroom 3 (10' 2" X 10' 6")

Double glazed window to the rear aspect. Ceiling light point. Heating radiator.

Bathroom 1 (5' 3" X 6' 10")

Tiled floor & wall. Ceiling light point. WC. Wash basin. Bathtub with shower mixer. Double glazed window to the left aspect.

Second Floor -

Bedroom 4 (13' 5" X 16' 9")

Two Sky windows. Ceiling light point. Heating radiator.

Bathroom 2 (4' 3" X 7' 6")

Tiled floor & wall. Ceiling light point. WC. Wash basin. Shower unit. Sky window.

Notice:

The above property details should be considered as a general guide only for prospective purchasers. Lancashire Properties does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment.

If double glazing has been stated in the details , the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property.
We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order.

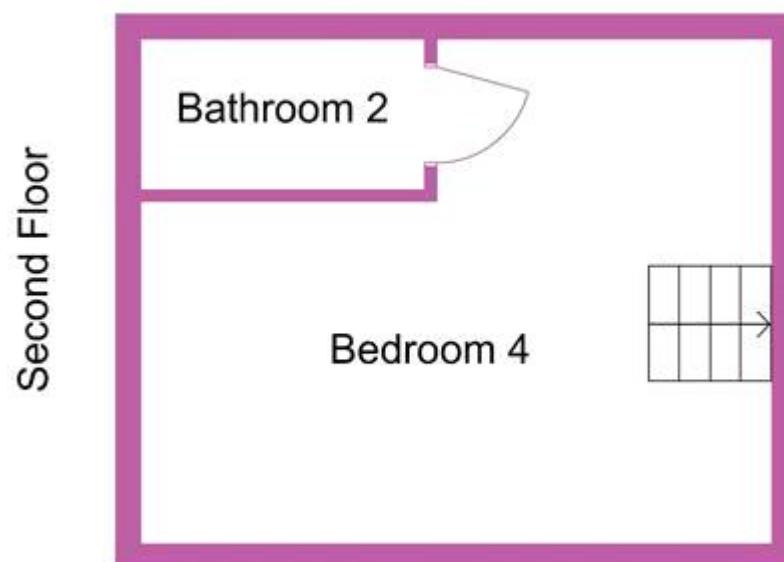
While we endeavour to make our property details accurate and reliable, if there is any point, which is of particular interest to you, please contact the office and we will be pleased to check the information.

Council Tax Band: A (Manchester City Council)

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.