



Lancashire Properties are delighted to present this EXTENDED NEWLY RENOVATED four bedroom semi-detached house with large front driveway and large side garden located in a highly sought after area off Kirkmenshulme lane, M12. Located within the heart of Longsight 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 an Lidl and Asda as well as take-aways & restaurants open till late on Main A6 Stockport Road such as Sanam, Paradis, Mazaa, Lazeeza, Anmol etc. Schools in the immediate vicinity includes Stanley Grove Primary Academy, St. Peter's High School, Crowcroft Park Primary School, Grange School and many more. There is an excellent commute network with buses stopping on Main A6 stockport road 191/192, going to and from Manchester City Centre and Stockport Centre Frequently.

Briefly comprising of a spacious Reception Room, a large Kitchen with dining area and a Family Bathroom on the ground floor; whereas there are four good size bedrooms and a second Family Bathroom on the first floor. A modern designed house benefiting from spacious room sizes, gas central heating and double glazing.

Externally, there is a large front drive space with a capacity of up the three vehicles and an excellent large side garden. An excellent family home in Central Longsight located close to all local amenities & schools with a good transport network.

PLEASE NOTE that property has just undergone through major renovation including brand new kitchen & bathrooms, skimming, plastering, doors, flooring, paint work and a lot more. No further expense required to the property and is awaiting its new occupant.

A single story side extension planning is also approved for for the property to add further rooms in future.

Long Leasehold  
Lease term 999 years from 1938. Remaining lease term 912 years  
Annual ground rent £5

An excellent family hope and an opportunity not to be missed. To avoid any disappointment call now to Lancashire properties to arrange a viewing.

Dimensions are as follows:

Ground Floor -

Reception Room ( 3.4m X 4.4m )  
Double glazed window to the front aspect. Carpeted floor. Ceiling light points. Electric points. Heating radiator.

Kitchen Diner ( 4.8m X 6.8m )  
Double glazed window to the rear aspect. Tiled floor. Ceiling light points. Electric points. Wall & base units with worktop incorporating a bowl sink with mixer tap. Integrated gas hob unit with extractor hood. Access to the rear garden.

Bathroom 1 ( 1.6m X 2.5m )  
Double glazed window to the left aspect. Wall & floor tiled. Ceiling light point. Heating radiator. WC. Wash basin. Bathtub with shower head.

First Floor -

Bedroom 1 ( 2.1m X 2.7m )  
Double glazed window to the front aspect. Carpeted floor. Ceiling light points. Electric points. Heating radiator.

Bedroom 2 ( 3.1m X 3.6m )  
Double glazed window to the front aspect. Carpeted floor. Ceiling light points. Electric points. Heating radiator.

Bedroom 3 (3.1m X 3.6m )  
Double glazed window to the rear aspect. Carpeted floor. Ceiling light points. Electric points. Heating radiator.

Bedroom 4 ( 2.6m X 3.6m )  
Double glazed window to the rear aspect. Carpeted floor. Ceiling light points. Electric points. Heating radiator.

Bathroom 2 ( 1.7m X 1.8m )



Double glazed window to the left aspect. Wall & floor tiled. Ceiling light point. Heating radiator. WC. Wash basin. Bathtub with shower head.

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: Leasehold (912 years)

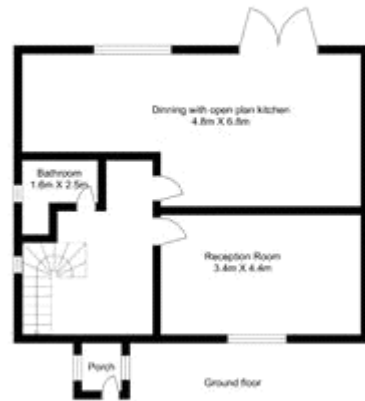
Ground Rent: £5 per year

Parking options: Driveway

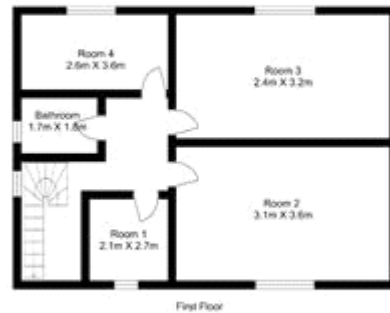
Garden details: Private Garden



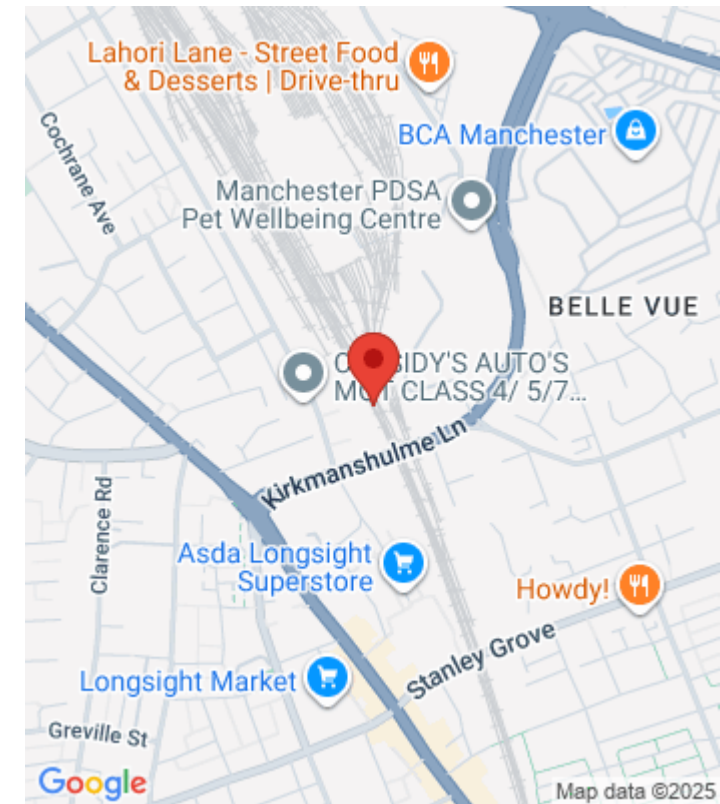
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(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.