



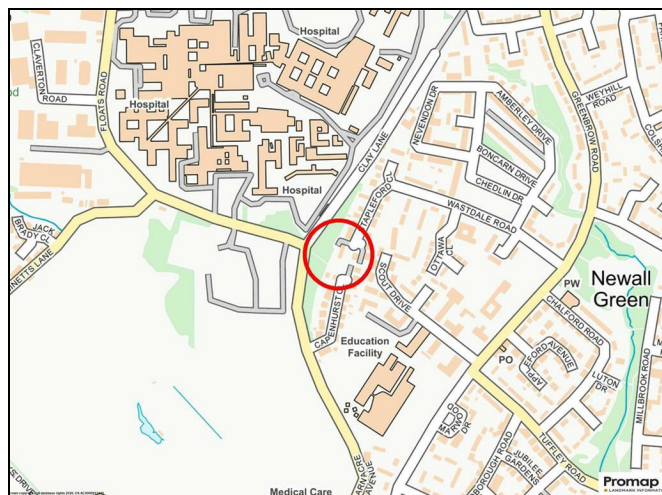
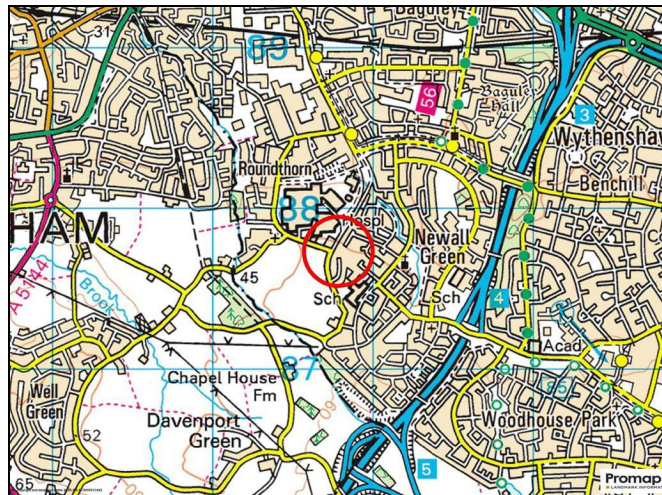
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INDEPENDENT ESTATE AGENTS

location



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			69
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



INDEPENDENT ESTATE AGENTS

78 Stapleford Close Manchester, M23 2SJ



****NO CHAIN** A GOOD SIZED TWO DOUBLE BEDROOMED MEWS PROPERTY LOCATED ON THIS LOVELY CLOSE PERFECT FOR SCHOOLS, METROLINK, HOSPITAL AND MOTORWAY NETWORK. PRIVATE GARDEN TO THE REAR. PARKING AND GARAGE.**

Hall. Lounge. Breakfast Kitchen, Two Bedrooms. Bathroom. Private paved garden. Parking to the rear and Garage.

CONTACT SALE 0161 973 6688

£200,000

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in detail



A well proportioned Two Double Bedroomed Mews property which offers good sized rooms throughout.

The location is ideal being close to the Metrolink, Wythenshawe Hospital, several Schools and Motorway Network.

In addition to the accommodation there is a private garden, Parking and a Garage.

An internal viewing will reveal:

Entrance Porch, having a uPVC double glazed front door. Door through to the Lounge.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed, bow window to the front elevation. Fireplace feature to the chimney breast. Staircase rises to the First Floor. Door through to the Breakfast Kitchen.

Breakfast Kitchen fitted with a range of modern base and eye-level units with worktops over and inset, stainless steel sink unit with mixer tap. Built-in oven and hob. Integrated dishwasher. Ample space for additional freestanding appliances. Wall-mounted, Vaillant gas central heating boiler. uPVC double glazed French doors open out onto the rear Garden. Door open to useful downstairs storage cupboard.

First Floor Landing, having doors open to the Two Bedrooms and Bathroom. Loft access point.

Bedroom One. A well-proportioned Double Bedroom, having a uPVC double glazed window to the front elevation.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation providing views over the Garden. Door opens to useful storage cupboard above the stairs.

The Bathroom is fitted with a suite, comprising of panelled bath with thermostatic shower over and fitted glass shower screen, wash hand basin and WC. Wall-mounted, heated, polished chrome towel rail radiator.

Outside to the front, the property has a deep Garden frontage with paved pathway leading to the front door.

To the rear, the property enjoys an enclosed private Garden, mostly paved for easy maintenance. There is an area of woodland backing onto the back of the property making the Garden feel extremely private.

No Chain!



Approx Gross Floor Area = 634 Sq. Feet
= 59.0 Sq. Metres

