



5 Pencombe Close, Manchester, M12 4TA

£240,000

Offered to the market for the first time in 18 years, this much-loved two bedroom semi detached home presents a rare opportunity to purchase in a quiet, well established residential area of Belle Vue. Tucked away on a peaceful cul de sac, yet conveniently positioned just a short walk from a variety of local amenities.

Ideal for first time buyers, downsizers, or buy to let investors, the home enjoys a surprisingly generous plot with well maintained front and rear gardens, along with private driveway parking. The property has been lovingly maintained by the current owner and offers excellent potential for cosmetic updating to suit personal taste.

Internally, the accommodation briefly comprises an entrance hallway leading into a bright and welcoming living room, followed by a well sized kitchen/diner with sliding doors opening onto the rear garden. Upstairs there are two comfortably proportioned double bedrooms and a family bathroom.

The rear garden is a particular highlight – a real suntrap, this is fully enclosed and laid mainly to lawn, with additional patio areas. It provides an ideal space for relaxing, entertaining, or even further extending the property (subject to necessary planning permissions). The front garden adds curb appeal, while the private driveway offers that all important off road parking.

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Entrance Vestibule

Door to lounge. Door to storage cupboard.

Lounge

12'11" x 14'0" (3.94m x 4.27m)

Window to front elevation. Stairs to first floor. Under stairs storage cupboard. Fitted carpets.

Kitchen/Diner

8'6" x 14'4" (2.59m x 4.37m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, smeg electric oven, built-in four ring gas hob with extractor hood, window to rear elevation. Sliding doors to rear garden. Boiler. Plumbed for washing machine and dishwasher. Space for fridge freezer.

Landing

Doors to bedrooms and bathroom.

Bedroom One

12'3" x 10'5" (3.73m x 3.18m)

Window to front elevation. Two built in storage cupboards

Bedroom Two

9'3" x 8'1" (2.82m x 2.46m)

Window to rear elevation. Light fitting. Radiator.

Bathroom

Window to rear elevation. Fitted with three piece suite comprising white bath with folding glass shower screen and shower over, handwash basin and wc.

Externally

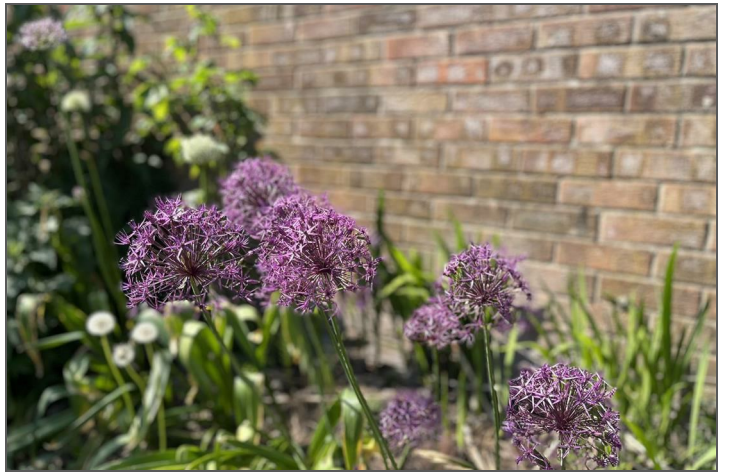
Walled garden to front laid to lawn with stocked borders. Driveway parking for two vehicles. To the rear there is a good sized rear garden laid with lawn with patio areas plus 12 x 8 wooden shed and 6 x 6 greenhouse.

Additional Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: B





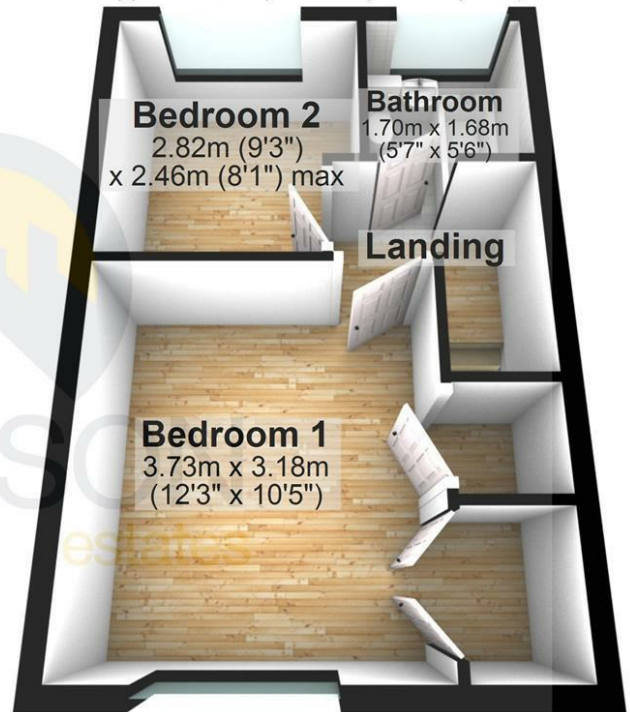
Ground Floor

Approx. 28.6 sq. metres (308.3 sq. feet)



First Floor

Approx. 28.4 sq. metres (306.0 sq. feet)



Total area: approx. 57.1 sq. metres (614.3 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

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

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