COUSINS
ESTATE AGENTS

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28 Frank Birchall Close
, Manchester, M40 1RP

£1,350

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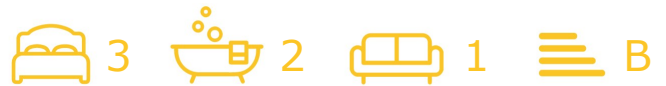
WELL PRESENTEDMODERN BUILD***GARAGE***DRIVEWAY***SPACIOUS GARDENS*** Cousins Estate Agents are pleased to present this attractively presented THREE BEDROOM SEMI-DETACHED house situated in popular Newton heath, Manchester.

This well-presented modern build benefits from spacious well-tended gardens to front and back with a private driveway, and would be ideal for a family.

The internal accommodation includes: Entrance Hallway, Kitchen/Diner, Living room with french doors to the garden , three bedrooms and family bathroom.

Externally there is a private driveway with a garage and front garden, to the rear is a spacious garden with sitting area, lawn and decking.

The property is conveniently located and lies within close proximity of various amenities and facilities. Shops, supermarkets and schools are all found within walking distance. Newton Heath Metrolink tram station is just a 10 minute walk away which provides frequent and quick access into Manchester city centre.

Entrance Room 16'0"*5'4" (4.9*1.63)

Kitchen/Diner 16'0"*7'10" (4.9*2.4)
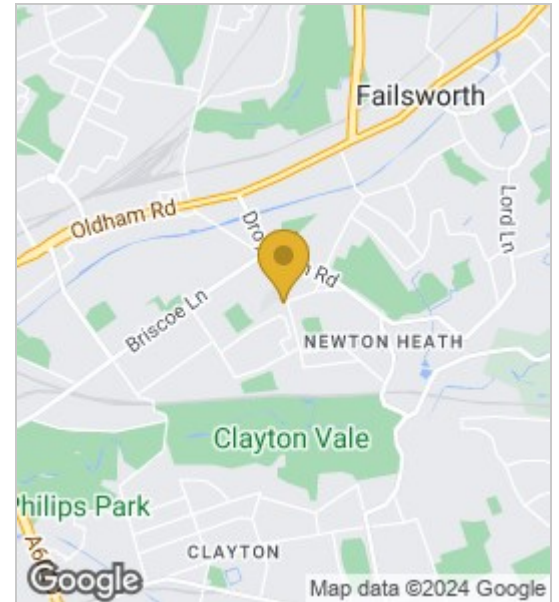
Living room 13'7"*10'10" (4.16*3.32)

Downstairs Wc

Front Bedroom 13'7"*8'2" (4.16*2.5)
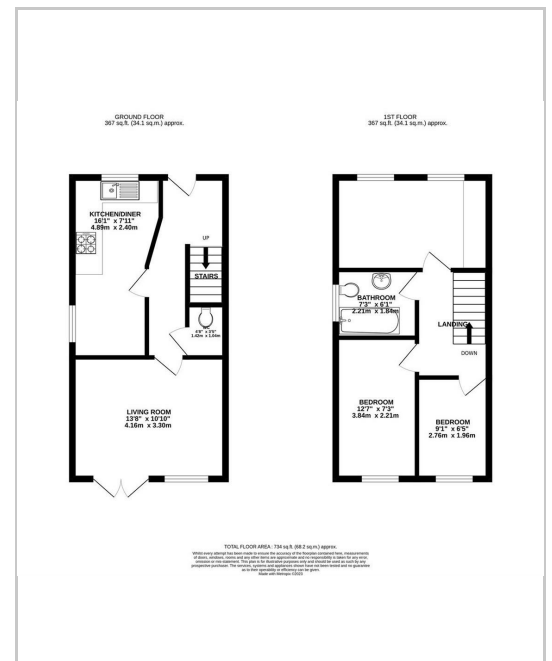
Back Bedroom 12'5"*7'2" (3.8*2.2)

Bedroom 3 9'0"*6'2" (2.75*1.88)

Council Tax Band: B

Area Map

Map data ©2024 Google

Floor Plans

GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.

1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.

KITCHEN/DINER
16'1" x 7'11"
4.89m x 2.40m

UP

STAIRS

LIVING ROOM
13'8" x 10'10"
4.16m x 3.30m

BATHROOM
7'3" x 6'1"
2.21m x 1.85m

LANDING

DOWN

BEDROOM
12'7" x 7'3"
3.84m x 2.21m

BEDROOM
9'1" x 6'5"
2.76m x 1.96m

TOTAL FLOOR AREA: 734 sq.ft. (68.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

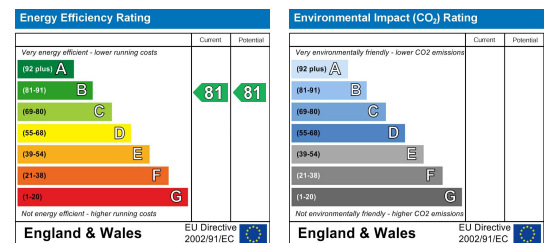## Energy Efficiency Graph

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