

## 5 Griffin Farm, Griffin Farm Drive

£270,000 Leasehold

TWO BEDROOM END-MEWS HOME • GATED DEVELOPMENT • BEAUTIFULLY PRESENTED THROUGHOUT • PRIVATE AND COMMUNAL GARDENS • NO ONWARD CHAIN • ALLOCATED PARKING • CLOSE TO EXCELLENT TRANSPORT LINKS





A stunning two bedroom end mews home situated on the popular 'Griffin Farm' development with gated access to both the allocated and communal parking spaces. The property sits on secluded and well-maintained grounds and is excellently located to nearby amenities and local transport links

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

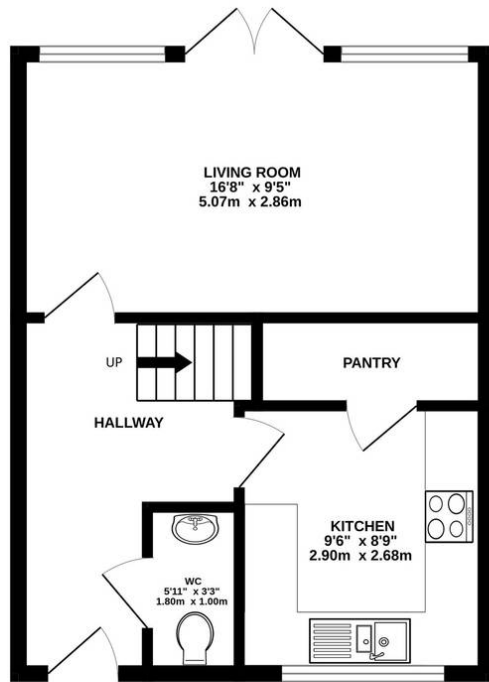
EPC Environmental Impact Rating: E



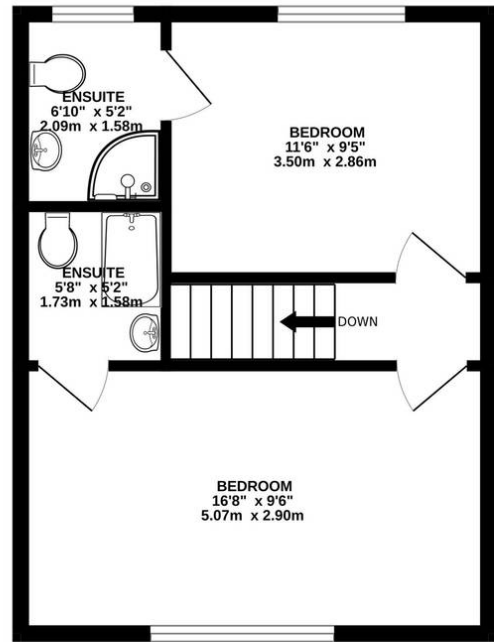
- TWO BEDROOM END-MEWS HOME
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GROUND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



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



TOTAL FLOOR AREA : 733 sq.ft. (68.1 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.  
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**BEAUTIFULLY PRESENTED\*OFF-ROAD PARKING FOR MULTIPLE VEHICLES\*\*WELL-MAINTAINED COMMUNAL GARDENS SURROUNDING\*\*NO ONWARD CHAIN\***

A stunning two bedroom end mews home situated on the popular 'Griffin Farm' development with gated access to both the allocated and communal parking spaces. The property sits on secluded and well-maintained grounds and is excellently located to nearby amenities and half a mile away from the A555 with direct links to Manchester Airport. To be sold with NO ONWARD CHAIN, viewings are highly recommended.

Entered upon the hallway, there is a downstairs WC off the front door and stairs leading to the first floor. The light and airy living room is situated to the rear with double French patio doors leading out to the gardens with windows either side allowing plenty of natural light through. The kitchen is situated to the front and boasts a range of wall and base units and integrated appliances, with a large under-stairs pantry cupboard, home to the washer and dryer.

To the first floor, there are two double bedrooms positioned to either side of the property, both of which feature ensuites, with the main bedroom ensuite including a panelled bath and the second bedroom en-suite with a corner shower cubicle.

Externally, there is allocated and communal parking with gated access and to the rear is a lovely communal space, with a squared section off the property that has been acquired via the permission of the freeholders to create a lovely private garden space.

TENURE - LEASEHOLD  
COUNCIL TAX BAND - D  
EPC RATING D





