



pearson
ferrier®



46 OAK LANE
Manchester, M45 8ET
£299,000

46 OAK LANE

Property at a glance

- BAY FRONTED SEMI-DETACHED
- THREE BEDROOMS
- LOUNGE & KITCHEN/DINER
- NEW KITCHEN FITTED 2022 & NEW BATHROOM FITTED 2017
- OFF ROAD PARKING
- NEW BOILER FITTED 2024

An immaculately presented three bedroom bay fronted semi-detached property located in the Whitefield. The location offers excellent access and transport links to Manchester city centre and surrounding towns, with local shops schools and amenities being close by. The current owners have vastly improved the property over their ownership and it has been renovated throughout with new kitchen (fitted 2022) and contemporary bathroom installed (fitted 2017). In brief the property comprises of: Vestibule, lounge, kitchen/diner and conservatory. To the first floor are three bedrooms (two being double and the main bedroom having fitted furniture) and family bathroom. There are gardens to the front and rear, detached garage and driveway providing off road parking.

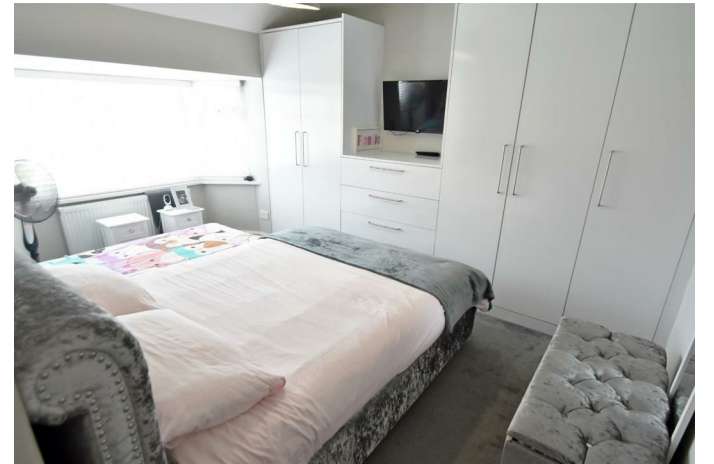
Leasehold - 900 yrs remaining

Ground Rent £5

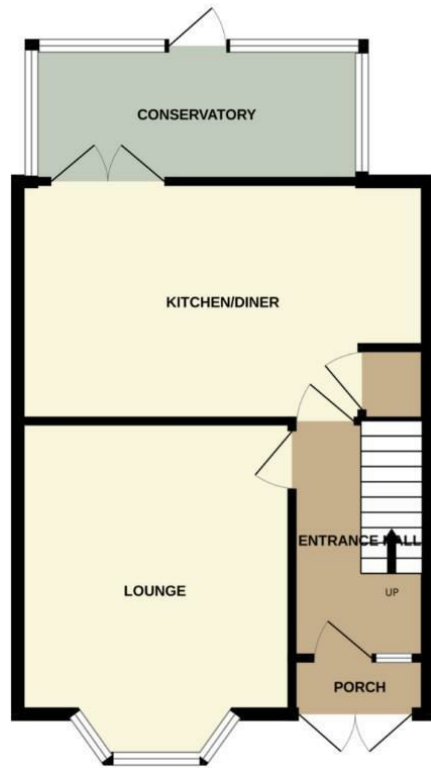
EPC - C

Council Tax Band - B





GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.

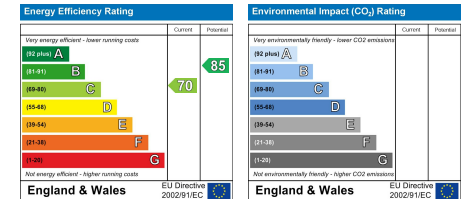


1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 935 sq.ft. (86.9 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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