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34 GATE LANE
Manchester, M26 2AF
£225,000

34 GATE LANE

Property at a glance

- MODERN SEMI-DETACHED (Built 2015)
- THREE BEDROOMS (Main Bedroom en-suite)
- LOUNGE & KITCHEN/DINER
- EXCELLENT TRANSPORT LINKS
- POPULAR RESIDENTIAL ESTATE
- OFF ROAD PARKING

Modern three bedroom semi-detached property located on this quiet residential Hardys Gate development, in the ever popular area of Radcliffe. The property is ideally situated for easy access & transport links to both Bury & Manchester City Centre with local shops schools and amenities being close by and with Junction 3 M66 being only a short drive. The property is ideal for first time buyers, growing families and those looking to downsize. In brief the property comprises of; Entrance hall, lounge, kitchen/diner and guest w.c to the ground floor. To the the first floor are three bedrooms with the main bedroom being en-suite and family bathroom. The property benefits from double driveway to the front and garden to the rear.

Tenure - Leasehold - 999 years from 1 January 2014

Ground Rent - £160

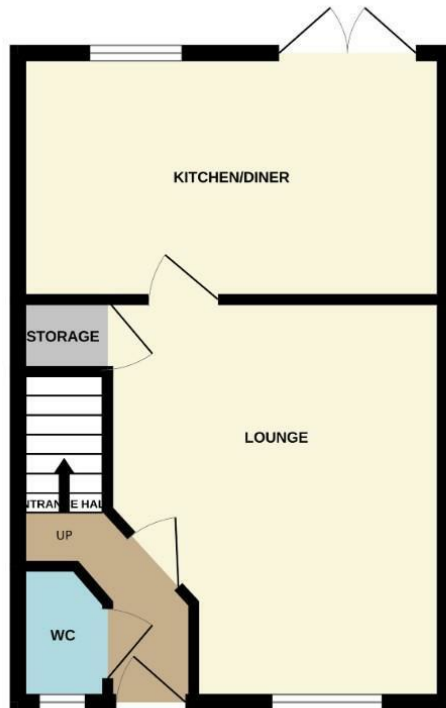
EPC - C

Council Tax Band - c





GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.

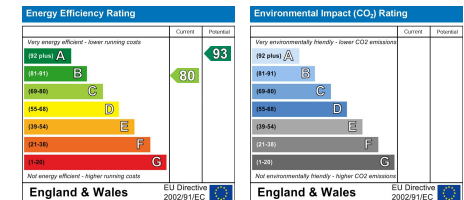


1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 717 sq.ft. (66.6 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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