



A spacious and well presented end of terrace home This SUPERB family home has so much on offer, not only is it located next to excellent network and transport links PLUS good schooling and well kept parks but this home offers THREE large, well proportioned bedrooms with the master bedroom benefitting from an en-suite, a four piece bathroom, TWO reception rooms, a modern fitted kitchen PLUS a downstairs W.C and a NEW ROOF!!! There are well maintained gardens to the front and rear which benefit from the sun most of the day. Double glazed and gas central heated throughout. This FANTASTIC home is ready to pick your bags up and move straight into and would be ideal for a first time buyer or young family. If this property looks like your next home contact us today to secure your viewing!!!



Entrance Hall

Upvc front door, tiled floor, ceiling light point, wall mounted radiator double glazed window to the side, access to all rooms and stairs to the first floor

Dining room 10' 2" x 9' 9" (3.105m x 2.982m)

Engineered oak wood flooring, double glazed window to the front, ceiling light point, vertical wall mounted radiator and plug points.

Living room 15' 1" x 13' 1" (4.599m x 3.994m)

Solid oak flooring, double glazed sliding patio doors over looking the rear garden, ceiling light point, vertical wall mounted radiator, plug points and gas fire with a real wooden floating mantel shelf.

Kitchen 10' 5" x 9' 4" (3.185m x 2.847m)

Fully fitted kitchen with a range of wall and base unit cupboards with oak work tops. Tiled flooring, ceiling light point, two wall mounted radiators and three windows with matching oak window sills. Under counter fridge and freezer, integrated dishwasher, electric over and gas hob with over head extractor, double Belfast sink with mixer tap and space for a washing machine. Combi Worcester boiler fitted in May 2019 and Upvc door to the rear garden.

Downstairs W.C 4' 11" x 2' 8" (1.509m x 0.817m)

Tiled floor, corner handwash basin with tiled splash back, pedestal toilet, ceiling light point and double glazed window to the side.

First Floor Landing

Carpeted stairs, ceiling light point, double glazed window to the front and loft hatch access. Fully boarded loft with a drop down ladder and a light.

Master bedroom 10' 6" x 10' 8" (3.191m x 3.252m)

Carpeted flooring, ceiling light point, double glazed window, vertical wall mounted radiator, plug points and built in wardrobe with sliding door.

En-suite 8' 2" x 2' 11" (2.501m x 0.883m)

Shower cubicle - fully tiled, handwash basin with vanity unit with tiled splash back and pedestal toilet. Ceiling light point, double glazed window.

Bedroom 2 10' 11" x 10' 8" (3.340m x 3.253m)

Engineered oak flooring, ceiling light point, double glazed window, wall mounted radiator and plug points.

Bedroom 3 11' 0" x 8' 10" (3.345m x 2.692m)

Engineered oak flooring, ceiling light point, wall mounted radiator, double glazed window to the front and plug points.

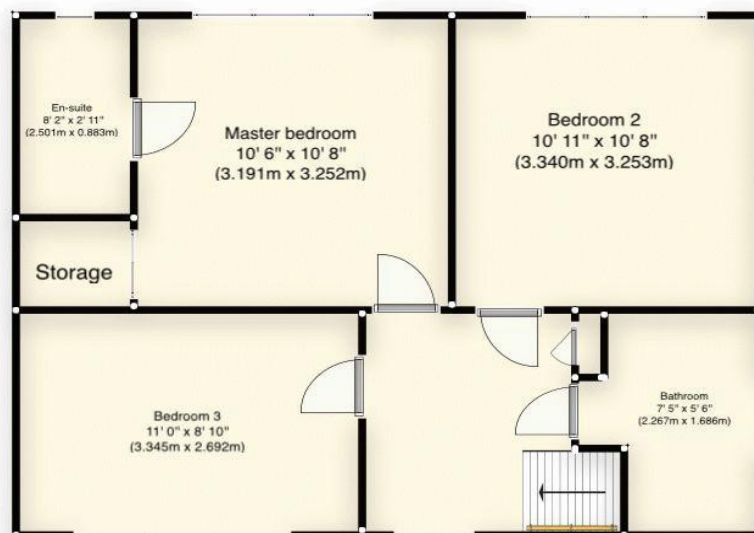
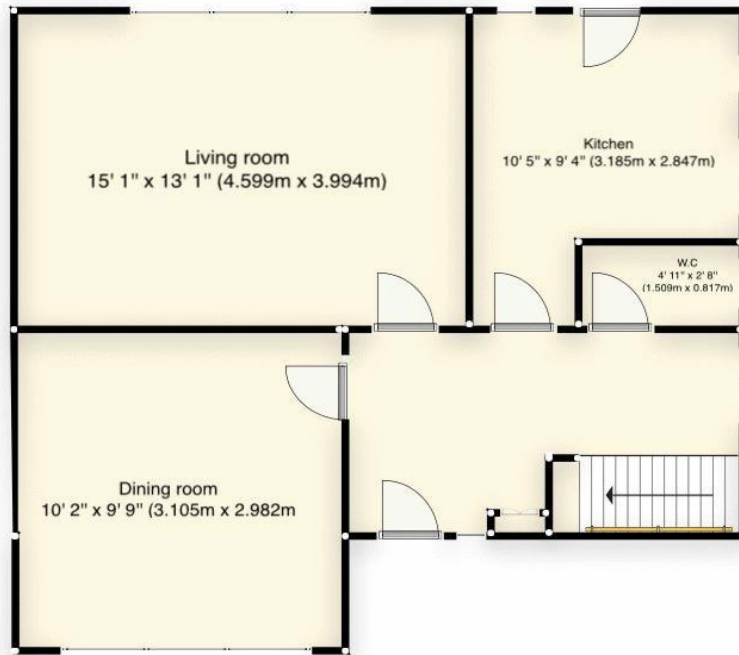
Bathroom 7' 5" x 5' 6" (2.267m x 1.686m)

A four piece bathroom suite comprising of a bath, separate shower, pedestal toilet and handwash basin. Double glazed window to the side, ceiling light point and wall mounted chrome towel radiator.

Externally

To the front there is a wooden gate with a paved path, a lawn surrounded by a mature flower bed. To there rear there is a spacious garden that benefits from the sun most of the day with mature trees and hedges. A brick built out building is suitable for further storage.





Energy performance certificate (EPC)

110 Button Lane
MANCHESTER
M23 0NA

Energy rating

C

Valid until: 16 May 2033

Certificate number: 9720-9757-0053-3002-0783

Property type

End-terrace house

Total floor area

93 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60