



\*\*\*\*\* A truly one off renovation opportunity \*\*\*\*\* This fantastic semi-detached cottage sits on a huge plot and is in need of full modernisation throughout!!! A SPACIOUS and well proportioned property with so much on offer including THREE large bedrooms, two reception rooms, a bathroom and a kitchen - PLUS a huge detached garage measuring 40 FT containing an office, shower room and a first floor. This whole development has so much potential and could be transformed into something spectacular. The property is ideally located and is within walking distance to Southmoor Metrolink Station and has easy access to local shops, good schooling and excellent network and transport links such as M60, M56 and The Princess Parkway - PLUS close to Wythenshawe Hospital and Manchester Airport. Viewings are by appointment only and can be arranged by contacting the office.



**Living Room** 13' 0" x 12' 1" (3.96m x 3.68m)

Two windows, ceiling light point, fireplace, wall mounted radiator and plug points.

**Dining room** 16' 0" x 12' 0" (4.88m x 3.66m)

Ceiling light point, window to the side, plug points, fireplace and double doors into the kitchen.

**Kitchen** 12' 4" x 12' 1" (3.76m x 3.68m)

Double glazed window to the side, double glazed patio door to the rear, ceiling light point, new boiler, plug points and wall mounted radiator.

**Bedroom One** 12' 8" x 12' 1" (3.86m x 3.68m)

Window to the front, ceiling light point, wall mounted radiator, plug point and access to bedroom two.

**Bedroom two** 15' 8" x 12' 5" (4.78m x 3.78m)

Two Velux windows, wall mounted radiator, two wall lights, plug point and stairwell.

**Bedroom three** 12' 0" x 9' 4" (3.66m x 2.84m)

Window to the rear, ceiling light point, wall mounted radiator and plug point.

**Bathroom** 9' 5" x 6' 1" (2.87m x 1.85m)

Window to the rear, pedestal w.c, handwash basin and shower cubicle.

**Garage** 36' 5" x 17' 1" (11.10m x 5.21m)

Up and over electric door with power, lighting and mechanics pit. Office - 2.4 m x 2.39m (8"1" x 7"10") Ceiling light point, plug points and access to shower room. Shower room - 2.87m x 1.85m (9".5" x 6".1") Shower cubicle, pedestal W.C and handwash basin.

**Garage First Floor** 27' 11" x 11' 7" (8.51m x 3.53m)

Laminate flooring, base units with work top, sink, space for a fridge and electric hob. Velux window, plug points and ceiling light point.

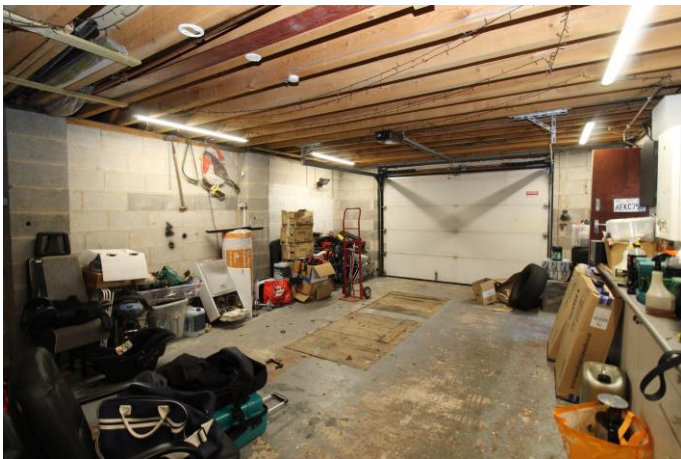
**Garage first floor** 16' 6" x 11' 7" (5.03m x 3.53m)

Laminate flooring, Velux window, to the side and circular window to the front. Plug point, wall mounted radiator and spot lights.

**Externally**

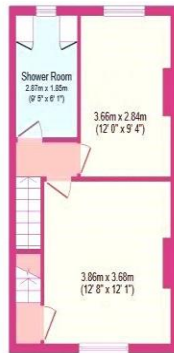
To the front of the property there is a large tarmac driveway suitable for off road parking for multiple vehicles and access into the front of the garage. Access to the rear is via a wooden gate where there is a patio area and large garden with a lawn and mature trees and shrubs.



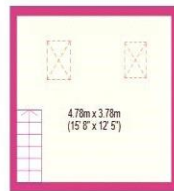




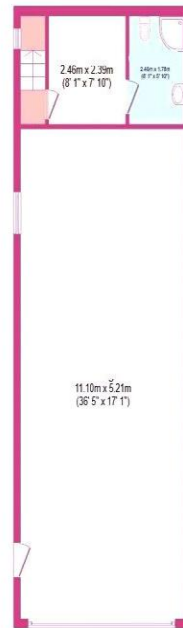
**Ground Floor**  
Floor area 50.7 sq.m.  
(546 sq.ft.) approx



**First Floor**  
Floor area 36.4 sq.m.  
(391 sq.ft.) approx



**Second Floor**  
Floor area 18.5 sq.m.  
(199 sq.ft.) approx



**Garage Ground Floor**  
Floor area 71.1 sq.m.  
(766 sq.ft.) approx



**Garage First Floor**  
Floor area 46.1 sq.m. (496 sq.ft.) approx

Total floor area 222.8 sq.m. (2,399 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

# Energy performance certificate (EPC)

659 Altrincham Road  
MANCHESTER  
M23 9AA

Energy rating

**D**

Valid until: **7 November 2033**

Certificate number: **4237-0320-9109-0818-1226**

Property type: End-terrace house

Total floor area: 77 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 energy rating is D. It has the potential to be C.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		