



**** AN EXTENDED, TWO DOUBLE BEDROOM SEMI DETACHED HOME WITH NO CHAIN! **** This fantastic home benefits from an extension to the rear providing a spacious and modern open plan kitchen and dining area with a fully fitted modern kitchen with island, a separate lounge, two double bedrooms, a three piece bathroom and gardens to the front and rear of the property. The property is gas central heated and double glazed throughout. Positioned on a quiet walk within close proximity to Wythenshawe Town Centre Metrolink station and Wythenshawe Town Centre where you will find an array of shops and eateries. Excellent commuter network links and transport links PLUS close to Wythenshawe Hospital and Manchester Airport. An ideal home for a first time buyer or investment. Viewings are by appointment only and can be arranged by contacting the office!!



Entrance Hallway

Composite door to the front, laminate flooring, ceiling light point, wall mounted radiator, plug points and carpeted stairs to the first floor.

Lounge

Carpeted flooring, large double glazed window to the front, ceiling light point, wall mounted radiator, plug points and television point.

Kitchen/Diner

An open plan and extended spacious room with a fully fitted modern kitchen with island and space for a dining area. Tiled flooring, ceiling spotlights, two Velux windows, two double glazed patio doors onto the rear garden, wall mounted radiator and plug points. Black matt effect handleless kitchen with contrasting roll top worktop and splash backs. Integrated five ring gas hob, microwave, oven, wine cooler and sink with mixer tap. Space for an American style fridge freezer and washing machine.

First Floor Landing

Carpeted stairs and landing, ceiling light point, loft hatch and access to all rooms. Loft has a light and a drop down ladder and is board and used for further storage.

Master bedroom

Carpeted flooring, ceiling spotlights, two double glazed windows, plug points, television point and wall mounted radiator. Storage cupboard with a Worcester combi boiler.

Bedroom 2

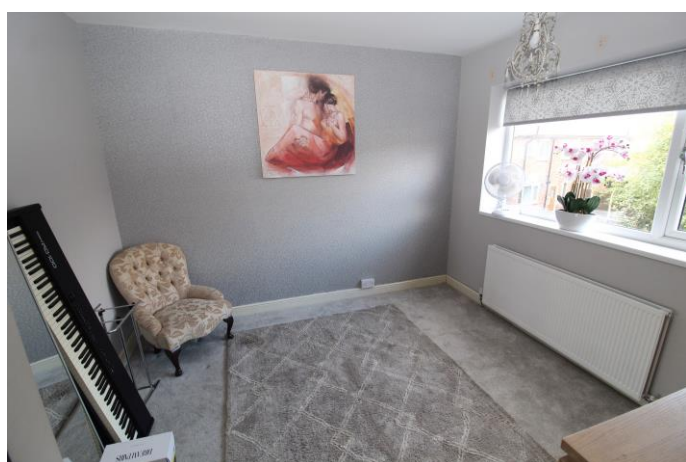
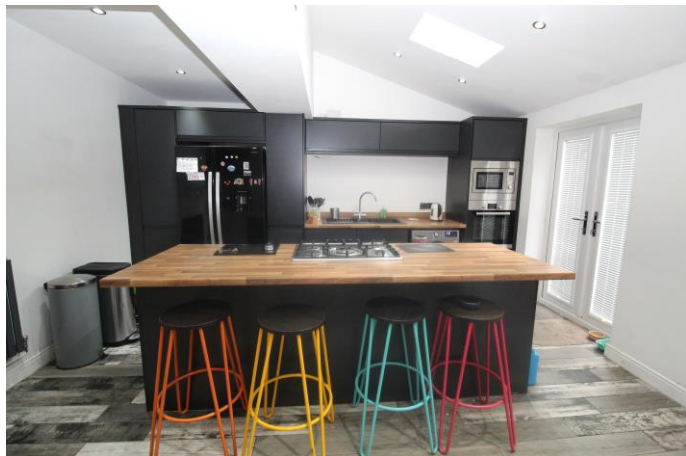
Carpeted flooring, double glazed window to the rear, wall mounted radiator, ceiling light point and plug points.

Bathroom

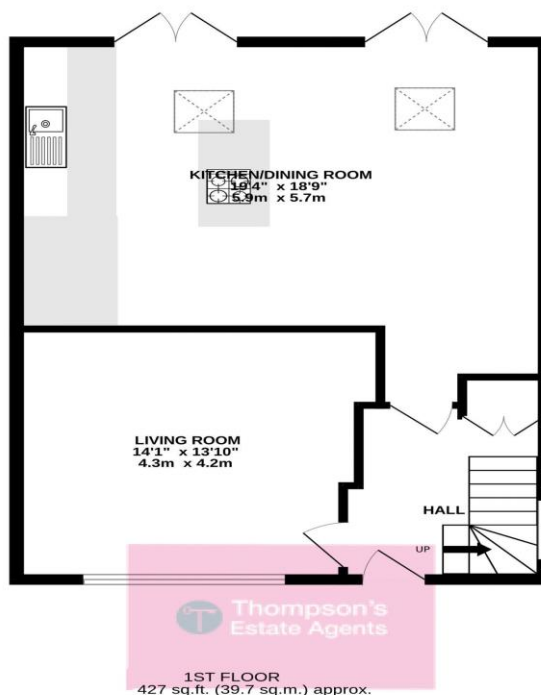
Three piece bathroom with bath with shower over, handwash basin and pedestal W.C. Tiled flooring, double glazed window to the rear and wall mounted chrome towel radiator.

Externally

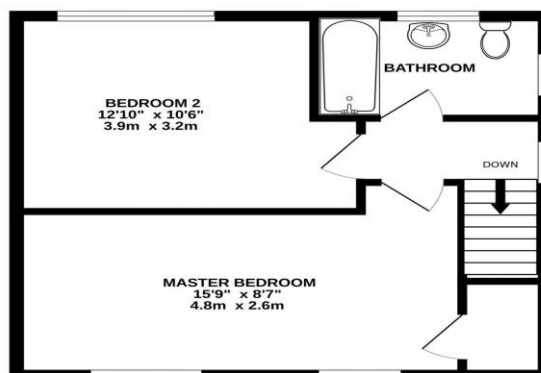
To the front there is an iron gate to access the property, a paved pathway, lawn and access to the rear of the property via a wooden gate. To the rear there is a spacious sunny rear garden with an Indian stone paved patio, large lawned area and a raised patio.



GROUND FLOOR
640 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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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Energy performance certificate (EPC)

3, Bramble Walk
MANCHESTER
M22 1AY

Energy rating

C

Valid until: 30 July 2029

Certificate number: 0669-2859-7934-9871-3821

Property type Semi-detached house

Total floor area 87 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 C. It has the potential to be B.

[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		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		