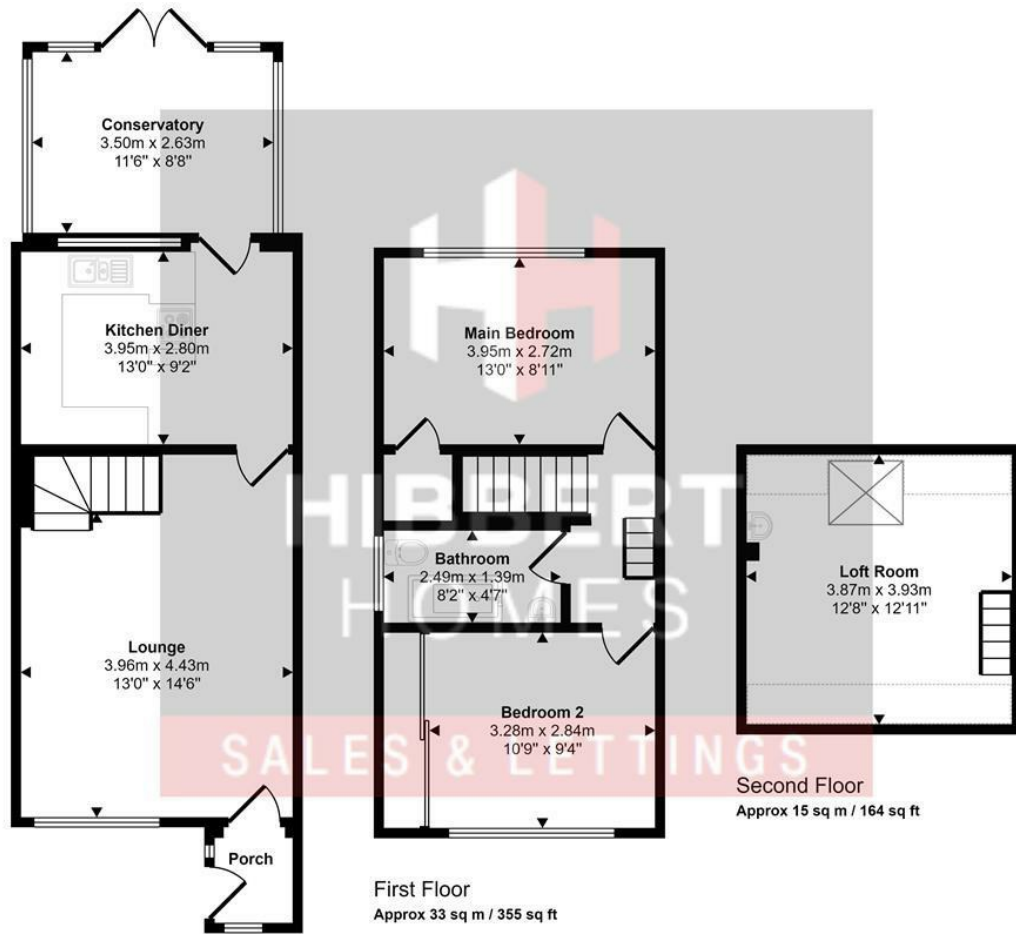


Approx Gross Internal Area
93 sq m / 998 sq ft



Ground Floor
Approx 45 sq m / 480 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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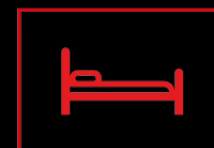
Bedrooms 2

Bath 1

Reception 1

Parking here

999 Sqft



- Two Bedrooms
- Versatile Loft Room
- Conservatory
- Off Road Parking
- Large Garden
- One Bathroom
- Semi-detached
- 998 Sqft
- Close To Schools
- Great Location

A spacious two bedroom semi-detached property in a sought after location with excellent local schools, transport links into Manchester city centre and walking distance to local amenities. The property is immaculately presented throughout comprising; Entrance porch, living room, breakfast kitchen and conservatory to the ground floor. Two good size bedrooms and a family bathroom to the first floor with staircase leading to a versatile loft room. Externally to the rear is a delightful South facing garden with large patio area. To the front is ample off road parking. The property is ready to move into and also has great potential to extend. Trafford Council tax band B.

