



1 Kingsdale Road, Manchester, M18 7WB

Price Guide £520,000

- Four bedrooms detached house
- large front and rear garden
- Close to Manchester city centre
- Large conservatory
- Three spacious reception rooms
- Double glazed windows and central Heating
- Close to motorway M60 , amenities and transport links
- Two NEW Modern bathrooms
- Fully refurbished up to high standard
- Ideal for large families

GROUND FLOOR
1542 sq.ft. (143.2 sq.m.) approx.

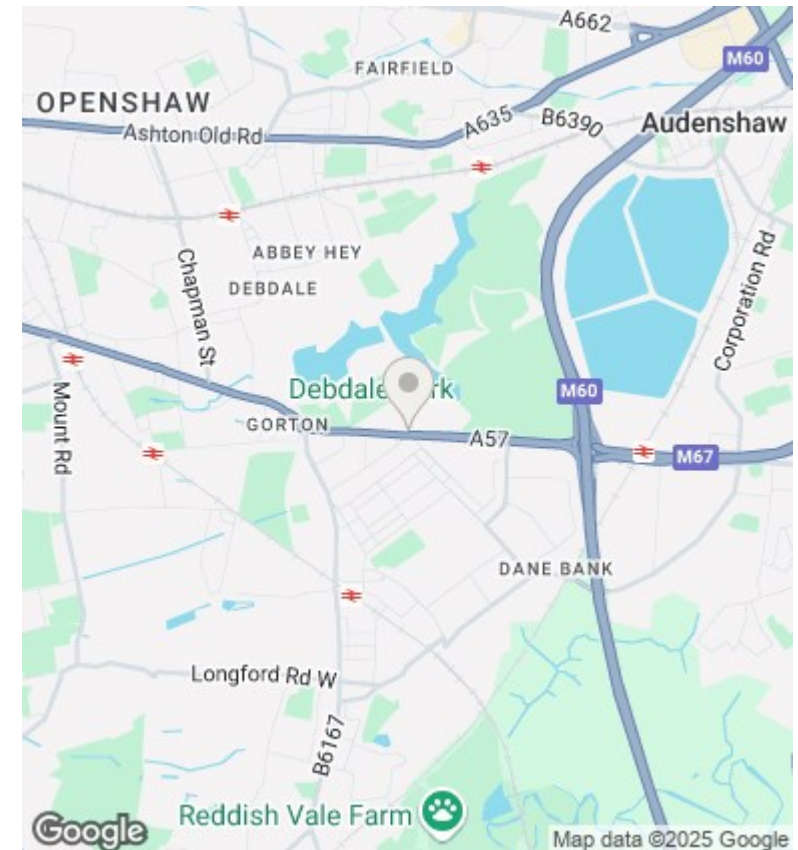


1ST FLOOR
1076 sq.ft. (99.9 sq.m.) approx.



TOTAL FLOOR AREA : 2618 sq.ft. (243.2 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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Directions

Viewings

Viewings by arrangement only. Call 0161 804 3480 to make an appointment.

Council Tax Band

C

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	