



*jordan fishwick*



# 14 Bothwell Road, Manchester, M40 7PA

Welcome to Bothwell Road, Manchester - a charming location for this stunning four-bedroom semi-detached house. This modern build property boasts a spacious reception room, perfect for entertaining guests or relaxing with family along with a kitchen diner. With two bathrooms plus downstairs toilet, there will be no more queuing in the morning rush.

The property features a lovely green park to the front, providing a picturesque view and a peaceful atmosphere. The convenience of a driveway ensures parking is never an issue, with space for one vehicle.

This house is ideal for those looking for a comfortable and contemporary living space. The four well-proportioned bedrooms offer plenty of room for a growing family or for guests to stay over. The two bathrooms add a touch of luxury and practicality to everyday living.

Don't miss the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm of Bothwell Road for yourself.

## Price £425,000

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

#### Entrance Hall

Amtico flooring. Access to all ground floor rooms. Storage cupboard.

#### Lounge

16'4" x 12'7"

Amtico flooring. Door leading to garden. Ceiling light. TV point. Radiator.

#### Kitchen/Diner

14'7" x 9'1"

Range of wall and base units with worktops over. Integrated appliances including fridge/freezer, dishwasher. Space and plumbing for washing machine. Oven with hob over and extractor fan. Sink with mixer tap. Amtico flooring. Spotlights. Radiator.

#### W/C

Amtico flooring. Low level W/C. Sink with mixer tap. Window.

#### Bedroom One

17'9" x 12'5"

Fitted carpet. Ceiling light. Radiator. Built in cupboard.

#### Dressing Area

9'4" x 8'10"

Space for wardrobes and dressing table.

#### En-suite

Tiled en-suite with low level W/C, sink with mixer tap, shower cubical with mixer shower. Heated towel rail. Window.

## Bedroom Two

13'8" x 8'10"

Fitted carpet. Ceiling light. Radiator.

## Bedroom Three

13'5" x 7'1"

Fitted carpet. Ceiling light. Radiator.

## Bedroom Four

9'4" x 8'8"

Fitted carpet. Ceiling light. Radiator.

## Bathroom

Tiled bathroom suite with low level W/C, sink with mixer tap, bath with mixer shower over. Vanity cupboard with mirror. Shaver point. Heated towel rail. Window.

## Externally

Enclosed rear garden. Driveway to rear.

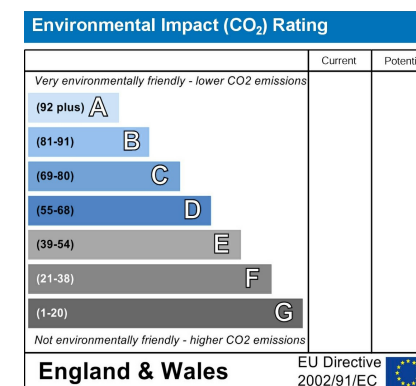
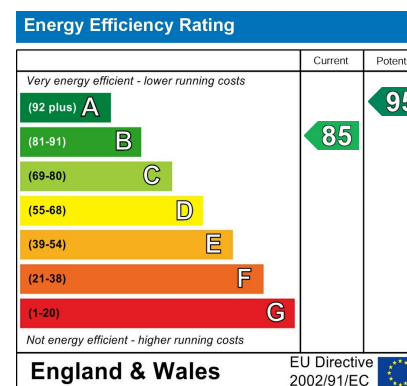
## Additional Information

Service Charge: None payable

Ground Rent: £200 per annum

Lease: : 250 years from January 2017

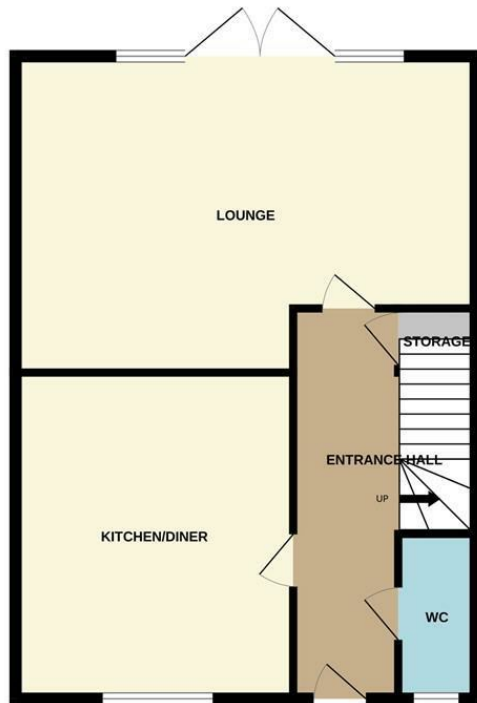
Developer - Lovell







GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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