

47 Moor Lane, Northern Moor, Manchester, M23 0LY



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £275,000




\*\*\*VIDEO TOUR AVAILABLE\*\*\* A well-presented and spacious THREE BEDROOM, semi-detached property situated in a highly popular residential area off Sale Road in Northern Moor. Close by to local shops, Wythenshawe Park is nearby and ideal for runs, walks, a children's play area, ample cycle routes and horse riding available. Button Lane Primary School, with access to the motorway network and the M56 taking you directly to Manchester International Airport. In brief, the accommodation consists; entrance hallway leading to a lounge with views into the rear garden and a fitted kitchen/breakfast room, rear hallway with access out, a downstairs W.C and a useful storage cupboard. To the first floor there is a landing leading to three bedrooms and a modern three-piece shower room. The property benefits from gas fired central heating, a driveway providing off-road parking leading to a detached garage and a rear enclosed lawned garden. The River Mersey trial is nearby with fantastic walks to either Sale or Didsbury and a direct bus link to Sale town centre or West Didsbury. OFFERED WITH NO VENDOR CHAIN.







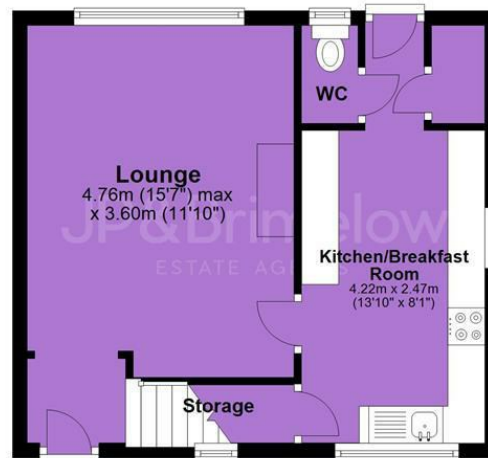
## EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>51</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC 



Tenure: **Freehold** Council Tax Band: **B**

## Ground Floor



## First Floor



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