

60 Talbot Road, Ladybarn, Manchester, M14 6TB



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £275,000

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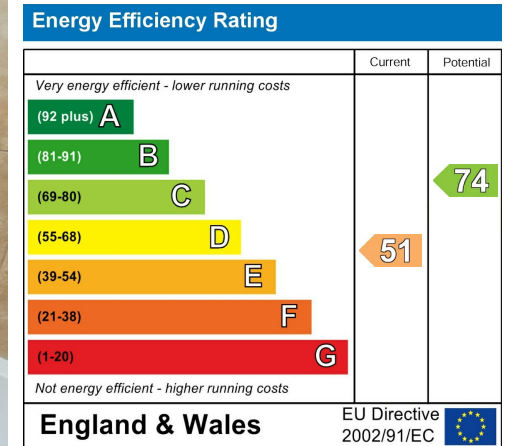
\*\*\*VIDEO TOUR AVAILABLE\*\*\* A well proportioned, THREE BEDROOM, semi detached property. Situated on a desirable residential road in Ladybarn. Close by to amenities, fantastic transport links on Kingsway and with Mauldeth Road train station a short walk away giving you direct access to the city centre and Manchester airport and Liverpool. Mauldeth Road Primary School is also just a short distance away along with Ladybarn Park with its open green spaces. IN NEED OF COSMETIC UPDATING. The property consists of; A vestibule, an entrance hall with useful understairs storage, a dining room with box bay window to the front aspect which leads through to the lounge with patio doors leading out into the rear enclosed garden. A modern fitted kitchen with access out into the rear garden complete the ground floor. Whilst to the first floor the landing reveals three good sized bedrooms and a three-piece bathroom suite. The property benefits from gas fired central heating, a driveway proving off road parking and a rear enclosed garden. OFFERED WITH NO VENDOR CHAIN.





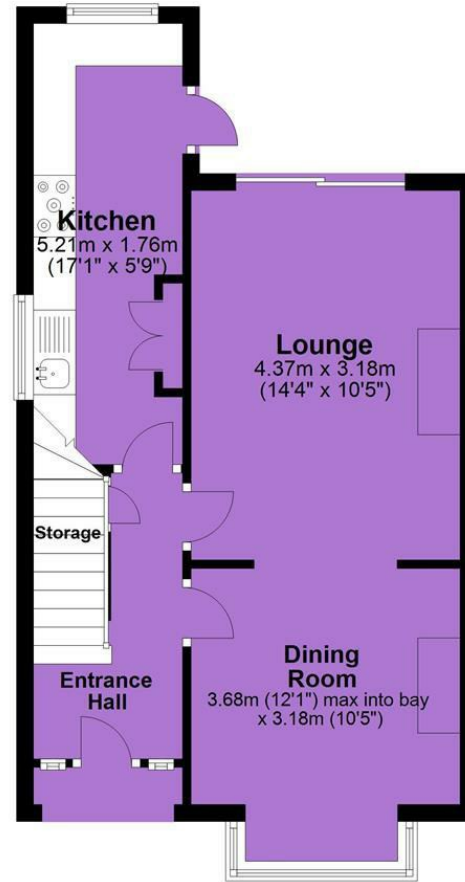


## EPC Chart

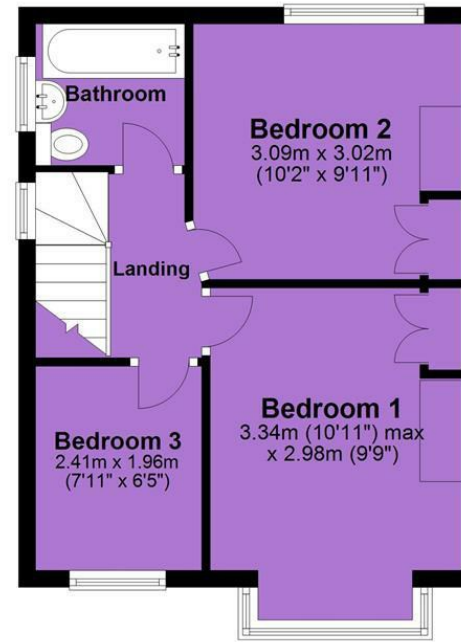


Tenure: **Freehold** Council Tax Band: **C**

## Ground Floor



## First Floor



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