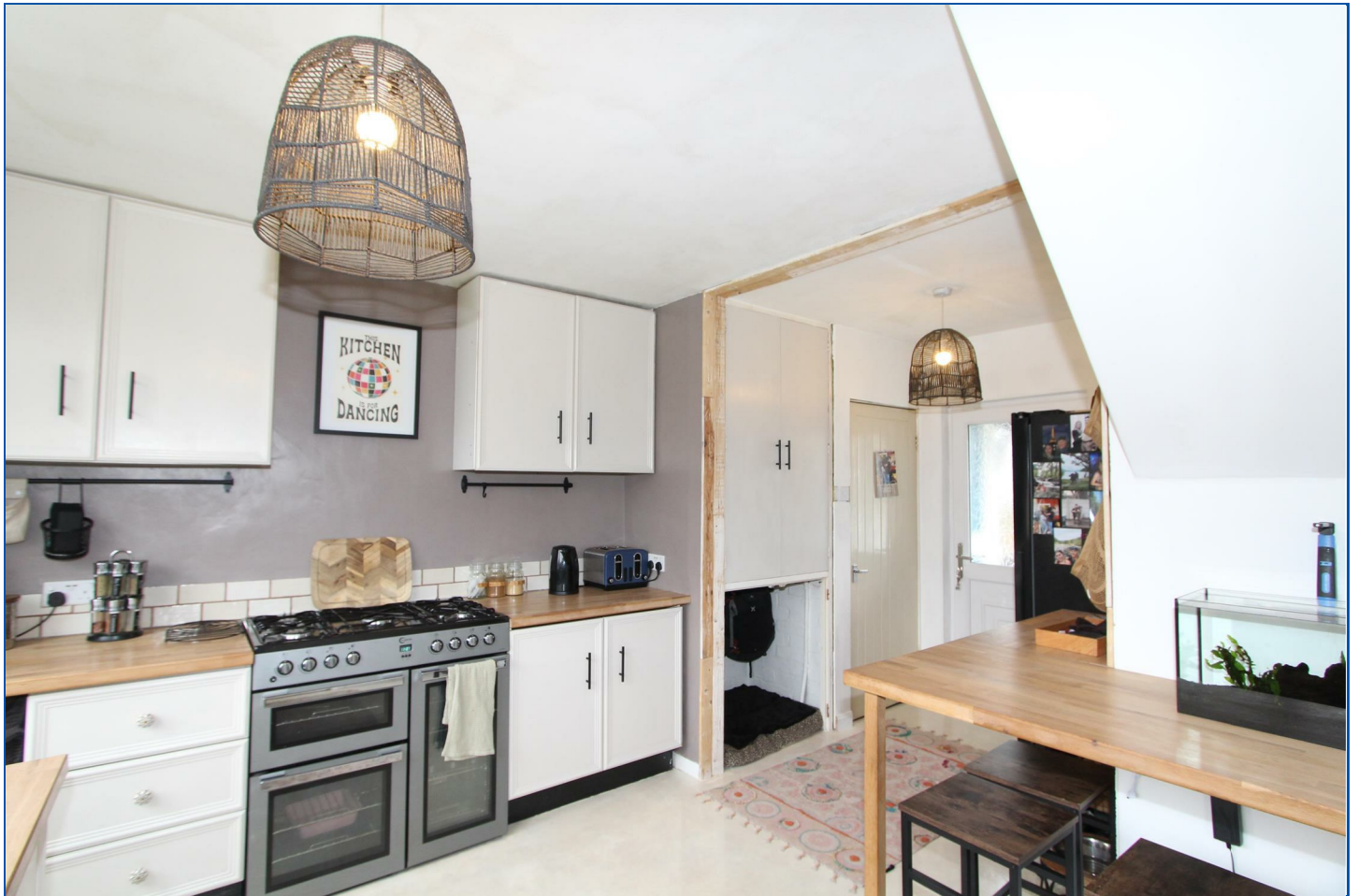


- Well Presented Three Bedroom Terraced Property
- Spacious Lounge
- Three Double Bedrooms
- Enclosed Rear Garden with patio
- Solar Panels provide economical Bills and a Quarterly Feed In Tariff Paid
- Ideal For investors and First Time Buyers or Simply Those Wanting to Downsize
- Breakfast Kitchen
- Separate Bathroom & WC
- Recently Rewired and New Gas Installation
- Viewing Highly Recommended

Offers In The Region Of £220,000



Welcome to this charming mid-terrace house located at 12 Cross Lane East. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The spacious lounge provides a comfortable area for relaxation and entertaining, while the breakfast kitchen is perfect for casual dining and family gatherings. The property features a bathroom equipped with a shower, along with a separate WC for added convenience. With a gas central heating system powered by a combination boiler, you can enjoy warmth and comfort throughout the year. The double-glazed windows and exterior doors not only enhance energy efficiency but also contribute to a peaceful living environment. One of the standout features of this home is its lovely enclosed front and rear gardens, providing a private outdoor space for gardening, play, or simply enjoying the fresh air. The property has undergone numerous upgrades, ensuring that it meets the needs of contemporary living while retaining its character. Situated in a popular and convenient location, this home offers a pleasant view towards Cross Lane Park, making it an excellent choice for those who appreciate green spaces. With local amenities, schools, and transport links nearby, this property is perfectly positioned for both convenience and leisure. In summary, this spacious three-bedroom mid-terrace house is a wonderful opportunity for anyone looking to settle in a desirable area of Manchester. Don't miss the chance to make this lovely property your new home.

Entrance Hall

Lounge
19 x 11'3 (5.79m x 3.43m)

Breakfast Kitchen
16'9 x 11'6 (5.11m x 3.51m)

landing

Bedroom 1
11'4 x 11 (3.45m x 3.35m)

Bedroom 2
12'11 x 8'3 (3.94m x 2.51m)

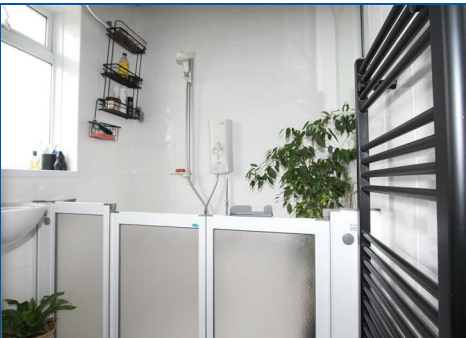
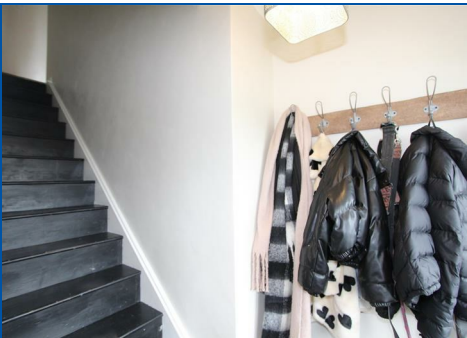
Bedroom 3
8'4 x 7'6 (2.54m x 2.29m)

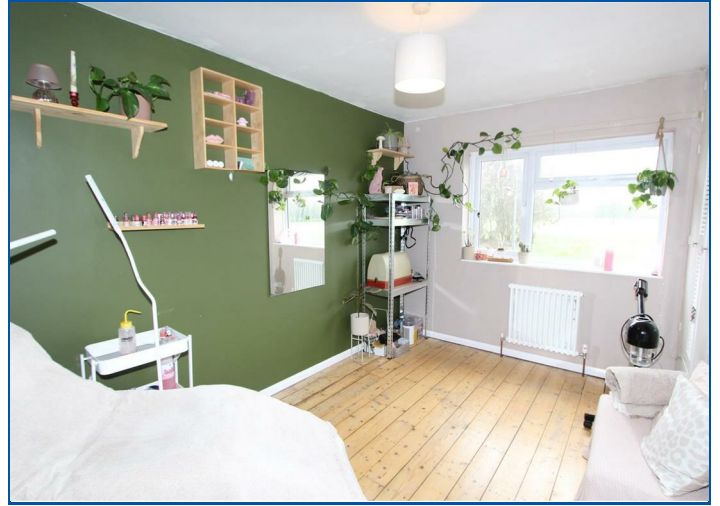
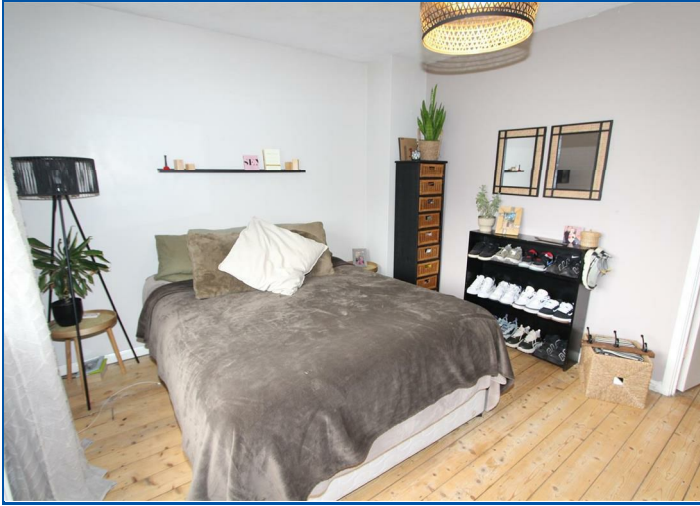
Bathroom
6 x 4'10 (1.83m x 1.47m)

WC
4'3 x 2'1 (1.30m x 0.64m)

Solar Panels
The property is fitted with solar panels making the electricity bills economical. A feed in tariff is also paid from the supplier to the owners quarterly.

Tenure
The property is Freehold





Council Tax band

Council Tax band A Payable to Trafford Council

Viewings

Arranged strictly via the selling agents
Ridgeway Residential Estate Agents

Information

Mains Connected
Gas
Electric
Water
Drains

Broadband
Basic 4Mbps
Superfast 46 Mbps
Ultrafast 1800Mbps

Satellite/ Fibre Tv Availability
BT and Sky

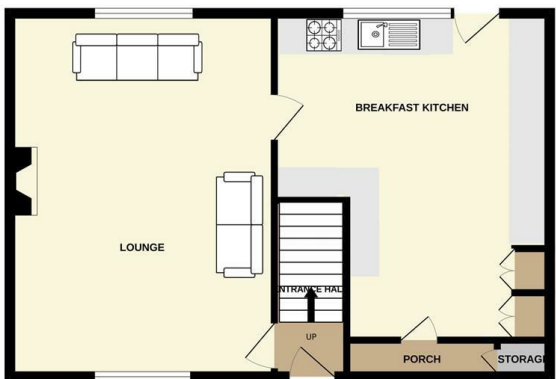
Disclaimer

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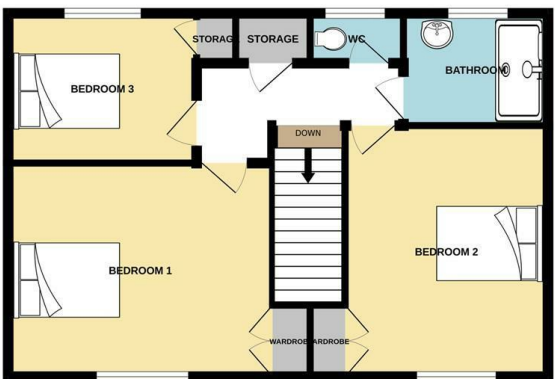
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GROUND FLOOR



1ST FLOOR



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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