



Stage Street, Northenden, Manchester, M23

Guide Price: £535,000

Freehold

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** OFFERED WITH NO ONWARD CHAIN **

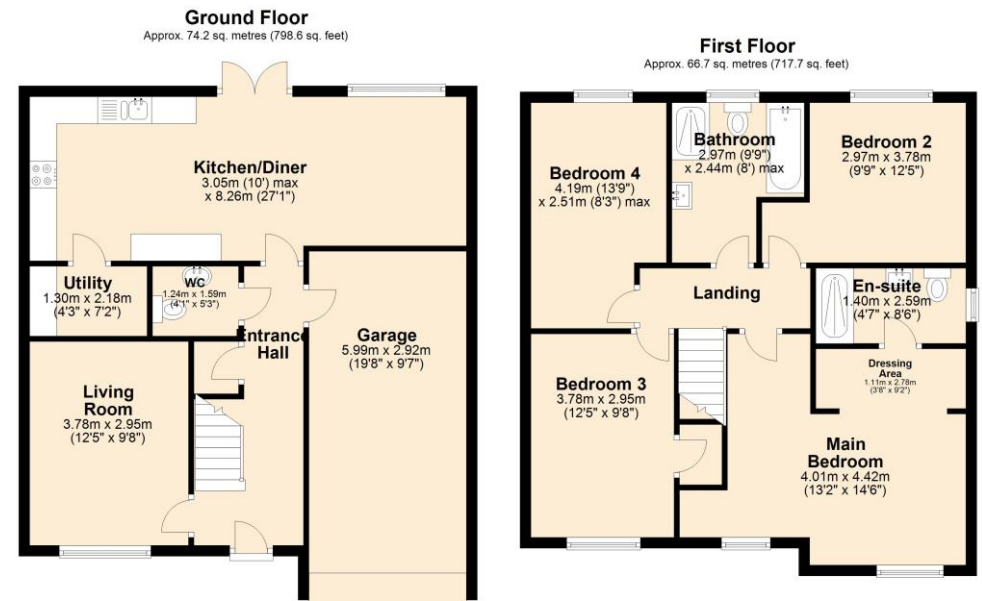
This stunning FOUR DOUBLE bedroom DETACHED home is located in a prime position on the popular Varsity Quarter development. Varsity Quarter is perfectly located close to fantastic schooling, several green spaces including Sale Water Park & Wythenshawe Park as well as being conveniently positioned for motorway networks and the Metrolink making this a brilliant family home.

The Lowry is a gorgeous FOUR Bedroom Detached family home and was built just under 2 years ago and therefore is still under its 10 year NHBC new build warranty. As you approach this home you are greeted by a driveway providing off parking as well as a low maintenance front garden. You enter the home into a spacious entrance hallway with built in understairs storage. There is a bright and airy living room to the front of the ground floor offering a great space for the whole family to relax. The main reception space is located to the rear of the ground floor which is a 27ft wide kitchen diner. The kitchen area is furnished with dove grey high gloss base and eye level units, there is a range of integral appliances too. The living space provides ample room for dining table and chairs as well an additional seating area. Lit via windows and patio doors this area is flooded with natural light. There is the added benefit of both a utility room and downstairs WC on the ground floor.

The first floor is home to FOUR bedrooms all of which are double in size. The main bedroom provides a handy work from home space as well as a dressing area and en-suite contemporary bathroom. The other three rooms are a fantastic size. The main family bathroom is equipped with a four piece suite comprising walk in shower with complimenting tiles, bath, WC and wash hand basin.

There is also internal and external access to the properties integral garage which offers an electric up and over door, car charging point and is where the properties boiler is located.

Externally to the rear there is a West facing private garden which is laid to lawn with large patio area. There is an out door water tap and electric points too.



Total area: approx. 140.9 sq. metres (1516.4 sq. feet)

- Freehold
- EPC Grade B
- Council Tax Band E





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.