



Selby Drive, Urmston, Manchester, M41

Offers Over: £310,000

Leasehold

Selby Drive, Urmston, Manchester, M41

** OFFERED WITH NO ONWARD CHAIN **

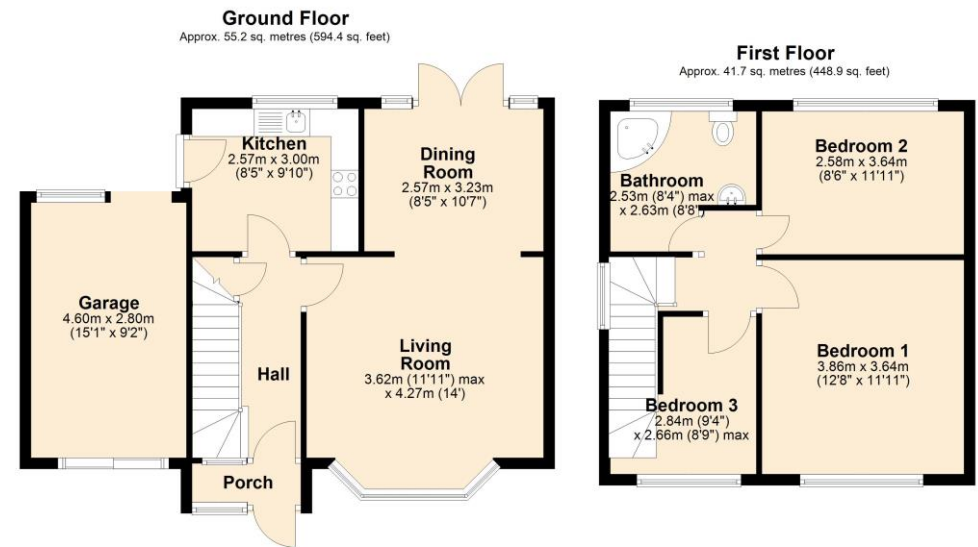
Situated in a quiet cul de sac is this three bedroom semi-detached home which is ideal for a buyer looking to put their own stamp on a new home. Located in Davyhulme close to motorway networks, popular schooling and local parks such as Abbots Park and Davyhulme Park.

The property itself is in need of modernisation, you enter into a porch before you reach the entrance hallway. To the righthand side there is fabulous size reception space with a through lounge/ dining room lit via a bay window to the front and patio doors to the rear. The kitchen is fitted with a range of base and eye level units with integral appliances.

The first floor reveals THREE bedrooms, the main bedroom with a range of fitted wardrobes, the bathroom is furnished with a three piece suite including corner jacuzzi bath.

Externally there is a driveway to the front providing off road parking and access to the garage. The rear garden is a fabulous size which is mainly laid to lawn with timber fence boundaries and raised decked area.

- Leasehold
- 999 years 21/11/1958
- Ground rent £10pa
- EPC Grade D
- Council Tax Band C



Total area: approx. 96.9 sq. metres (1043.3 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(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.