



Tunshill Road, Manchester, Brooklands, M23

Guide Price: £375,000

Leasehold

Tunshill Road, Manchester, Brooklands, M23

**** Offered with NO ONWARD CHAIN **** A fantastic opportunity to purchase a recently refurbished EXTENDED DETACHED home on the popular Tunshill Road. This ideal family home is located with an abundance of amenities on its door step including access to the Metrolink & motorway networks as well as being zoned for popular schooling and within easy reach of several green spaces including Wythenshawe Park.

As you approach the property you are met with a driveway providing off road parking and access to the rear garden. You enter this turn key home into a porch area which provides access to the main living space and a handy down stairs WC. The living room is located to the front of the ground floor and offers a bright and airy space for the whole family to relax. The kitchen diner is located to the rear and is furnished with a modern range of base and eye level units with a range of integral and free standing appliances. The dining area flows seamlessly from the kitchen area and offers a great dining/ living space for entertaining, patio doors to the rear allow for a fantastic transition between indoor and outdoor living.

The first floor reveals THREE bedrooms, the main bedroom is fitted with a contemporary en-suite bathroom. Bedroom two and three are both spacious, there is also a newly fitted family bathroom with feature black fittings.

Externally to the rear there is a private enclosed garden with timber fence boundaries. There is a detached garage with up and over door.

- Leasehold
- 999 years from 2nd October 1992
- EPC Grade D
- Council Tax Band C







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The Property Man

102A School Road
Sale
Cheshire
M33 7XB

T: 01615198855

E: sales@thepropertyman.co.uk

www.thepropertyman.co.uk

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

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.