



Dorchester Drive, Manchester, M23

Guide Price: £350,000

Leasehold

Dorchester Drive, Manchester, M23

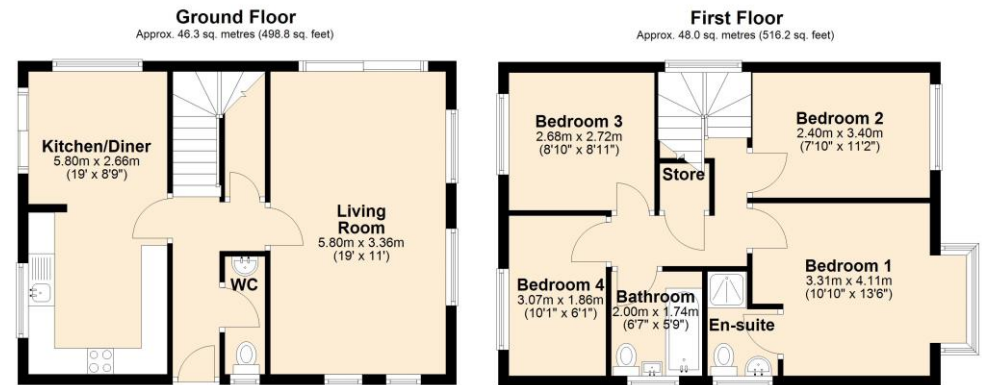
**** Offered with NO ONWARD CHAIN **** A fantastic opportunity to purchase a FOUR bedroom DETACHED Home in a popular location of Brooklands. Within close proximity to an abundance of amenities including access to the Metrolink, motorway networks, Wythenshawe Park as well as being close to local shops and supermarkets and zoned for popular schooling.

The property itself is located on a corner plot and offers great space outdoors with driveway and access to the properties garage to the front of the house. The ground floor of this home comprises a spacious living room with patio doors to the rear elevation leading to the rear garden. The Kitchen Diner offers a great space for the whole family with a range of base and eye level units, space for appliances. The dining room offers further patio doors leading to the side garden and provides a great transition from indoor to outdoor living. There is also the added benefit of a downstairs WC.

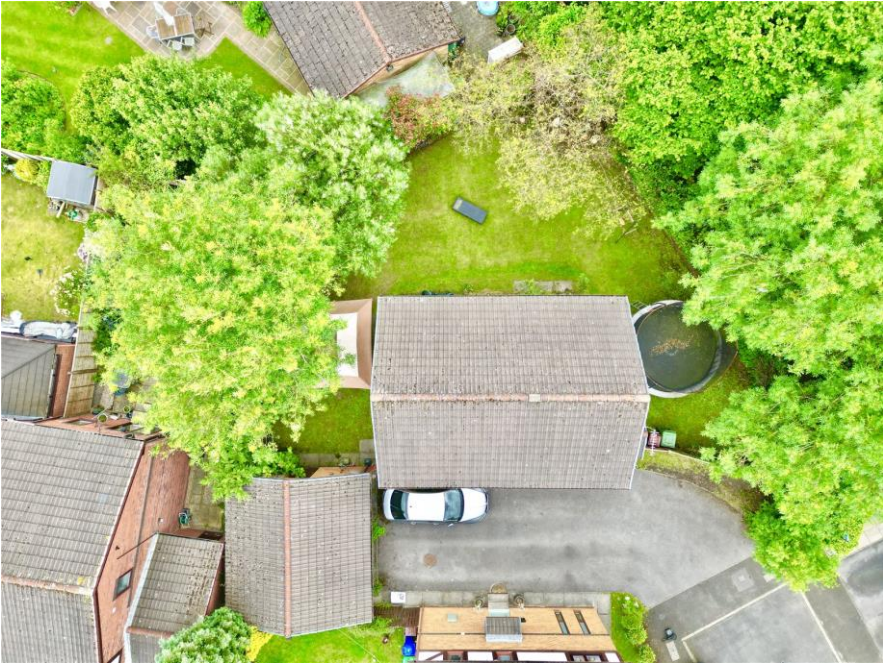
The first floor provides FOUR bedrooms, the main bedroom with en-suite bathroom and further fitted family bathroom.

Externally to the rear there is a fabulous size garden which is mainly laid to lawn with timber fence boundaries, there are raised flower beds with mature flowering plants and shrubs. A paved patio area also provides a great space for alfresco dining.

- Leasehold
- 999 years from 1 January 1989
- Council Tax Band C
- EPC Grade C



Total area: approx. 94.3 sq. metres (1015.0 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(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	

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.