



34 Sarnesfield Close, Manchester, M12 4PZ

£275,000

Sanderson James is delighted to present this charming three-bedroom bungalow in Belle Vue. Positioned conveniently near Longsight Market and local shops, with excellent transport links to the city centre, this property offers unparalleled convenience. Boasting off-road parking at the front, this bungalow features a spacious lounge that seamlessly connects to the conservatory, providing access to the large back garden—an ideal spot for relaxation. The generously sized kitchen diner offers ample storage cabinets and counter space. Completing the property are three well-proportioned bedrooms, including an ensuite, and a bathroom. With just a light makeover, this home has the potential to become a true gem. If you're interested, don't hesitate to contact Sanderson James for scheduling a viewing or more details.



Lounge

Kitchen Dinner

Conservatory

Bedroom One

En-suite

Bedroom Two

Bedroom Three

Back Garden

Sales Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating* and so cannot verify they are in working order or fit for their purpose.

Sales Money Laundering

If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)

Sales opening hours

We are open 6 days a week. Monday - Thursday 9.30am - 6.00pm, Friday 9.30am - 5.00pm, Saturday 9.30am - 3.00pm.

Sales thinking of selling

If you are thinking of selling, renting or buying a home, we would be delighted to arrange an appointment at your convenience to visit you in your home to offer advice and a practical, professional marketing service without obligation.









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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

