



30 Circular Road, Withington, Manchester, M20 3LP

Guide Price £465,000

- Detached Family Home
- In Need of Full Refurbishment
- Four Bedrooms
- Off Road Parking and Garage

30 Circular Road, Manchester M20 3LP

Rare Opportunity to Acquire this Four Bedroom Detached. In Need Of Refurbishment. Sought After Location. No Vendor Chain.

 4  1  3  E

Council Tax Band: C



ENTRANCE PORCH

Side elevation entrance, semi glazed door to vestibule, doors to study and bathroom, semi glazed door to hallway

STUDY

8'4" x 6'7"

Windows to front and side elevations, central heating radiator

DOWNSTAIRS SHOWER ROOM

Fully tiled, low level WC, pedestal wash hand basin, shower, window to the rear elevation

HALLWAY

Turned staircase to first floor, doors to lounge, kitchen, and bedroom. Central heating radiator

DOWNSTAIRS BEDROOM 4

9'6" x 8'9"

Window to front elevation, central heating radiator

LOUNGE

14'7" x 11'4"

Window to the front elevation, central heating radiator

KITCHEN

12'0" x 8'9"

Double drainer stainless steel sink unit with mixer tap. door to pantry, window to side elevation, internal window to living/dining room. Courtesy door to garage

LIVING/DINING ROOM

19'10" x 12'8"

19'10" to 14'6" x 12'8" to 5'0".

Extension. Double glazed window and door to the rear garden, further window to the side elevation, central heating radiator

FIRST FLOOR

STAIRS AND LANDING

Turned staircase to first floor, window to half landing. doors to all first floor rooms, loft access hatch

BEDROOM ONE

14'5" x 11'5"

Window to the front elevation, central heating radiator,

BEDROOM TWO

12'0" x 9'6"

Windows to front and side elevation, central heating radiator

BEDROOM THREE

9'2" x 8'2"

Window to rear elevation, central heating radiator, double doors to built in wardrobe

BATHROOM

Two piece suite, central heating radiator, window to the rear

SEPARATE WC

Low level WC; window to the side elevation

OUTSIDE

FRONT

Good sized lawned rear garden with raised flower beds. driveway providing off road parking and leading to the attached garage

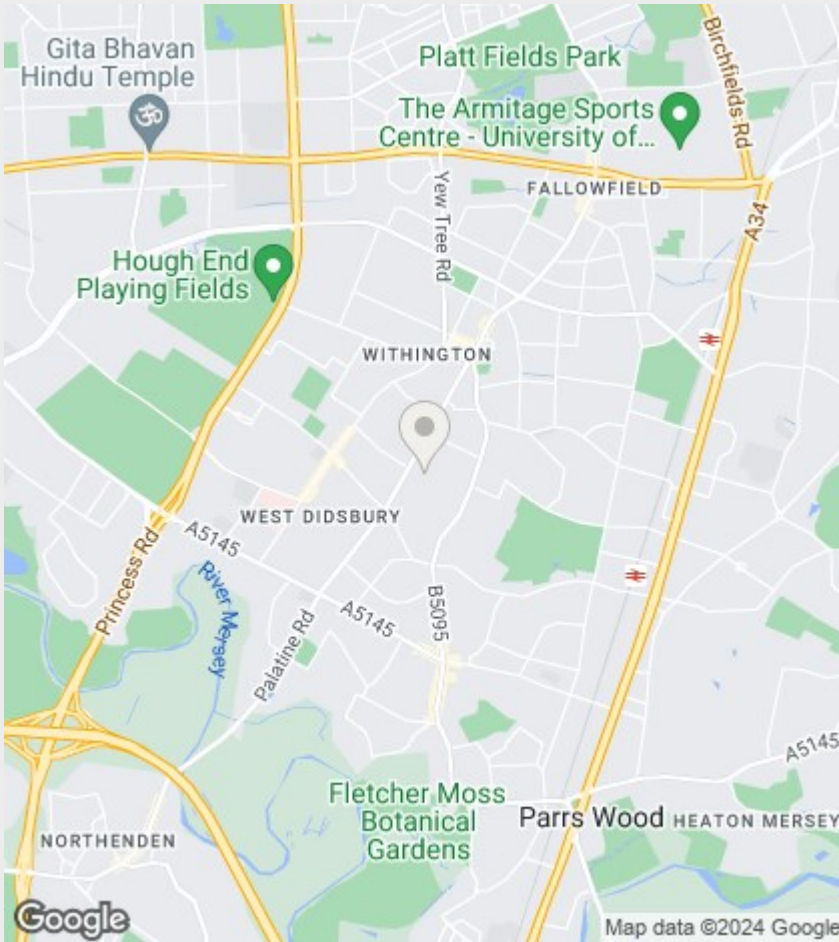
GARAGE

(unable to measure)

Double timber doors to front elevation, curtesy door to kitchen.

REAR GARDEN

Enclosed rear garden, fenced boundaries



Directions

Tenure :Freehold Local Authority Manchester
 Council Tax Band: C Annual Price: £1,605.19
 Conservation Area : No Flood Risk Very low Floor
 Area 1,323.96 ft 2 / 123 m 2 Plot Size 0.69 Acres

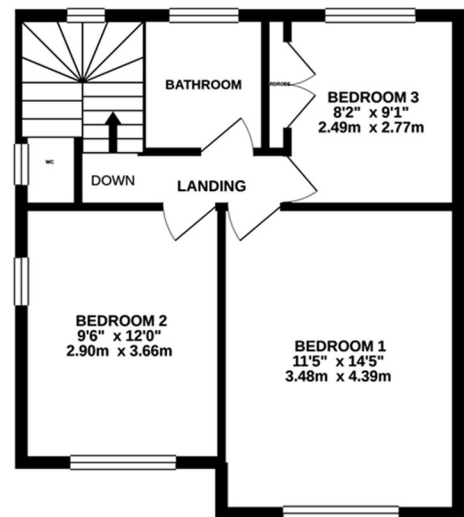
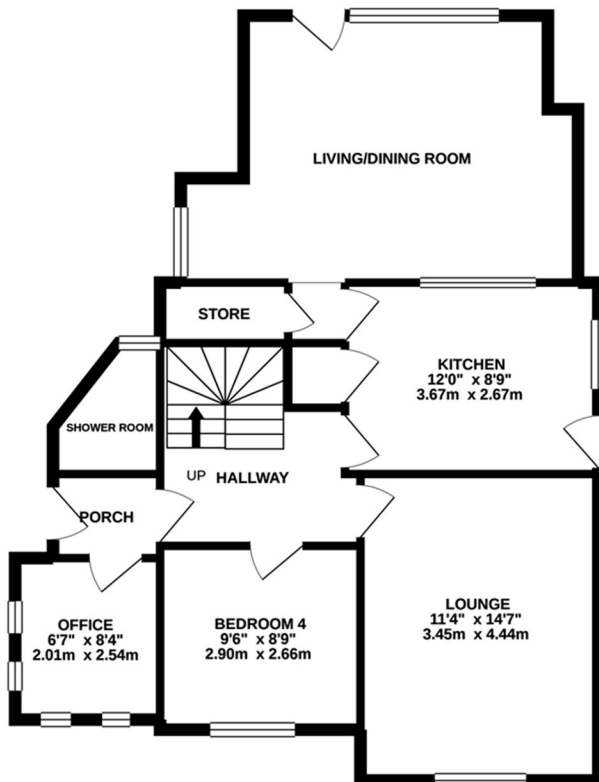
Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1249 sq.ft. (116.0 sq.m.) approx.