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FOR SALE
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Greenside Lane, Manchester, M43 7SL

£270,000



Welcome to this immaculate semi-detached property, currently for sale. This home is the epitome of spacious and comfortable living with an array of unique features.

Enter into a lovely reception room adorned with large windows, a cozy fireplace, and sleek wood floors. This space has been recently refurbished, infusing the room with a fresh and modern aesthetic. Adjacent to the reception room is a kitchen featuring modern appliances and an abundance of natural light. This recently refurbished space also boasts a convenient dining area, perfect for family meals.

The house comprises three well-proportioned bedrooms. The first two are spacious doubles, filled with natural light and one of which is newly refurbished. The third bedroom is a comfortable single room, also benefiting from a good amount of natural light. The property's bathroom has also been newly refurbished, adding to the overall pristine condition of this home.

One of the standout features of this property is the outhouse which provides utility and gym space. This, along with the added bonus of a driveway and a charming garden, truly sets this property apart.

The house has an EPC rating of C and falls within council tax band B. This property is ideally situated, with excellent public transport links and local amenities in close proximity. Nearby schools make it an ideal location for families and the nearby parks offer recreational opportunities for everyone.

This home, with its parking and gym facilities, is perfect for families and couples seeking a comfortable and convenient lifestyle. The combination of its location and the unique features it offers makes it a prime piece of real estate.

Experience the delight of living in this immaculate, semi-detached home, full of character and charm. Don't miss this opportunity to own a dream property that ticks all the right boxes.



Lounge 11'11 x 11'5

Kitchen/Diner 17'08 x 11'11

Bedroom 1 12'00 x 10'08

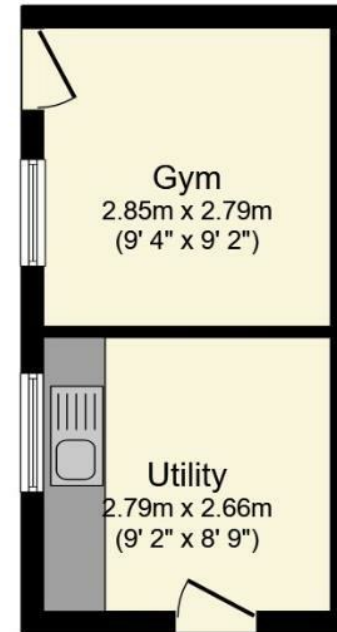
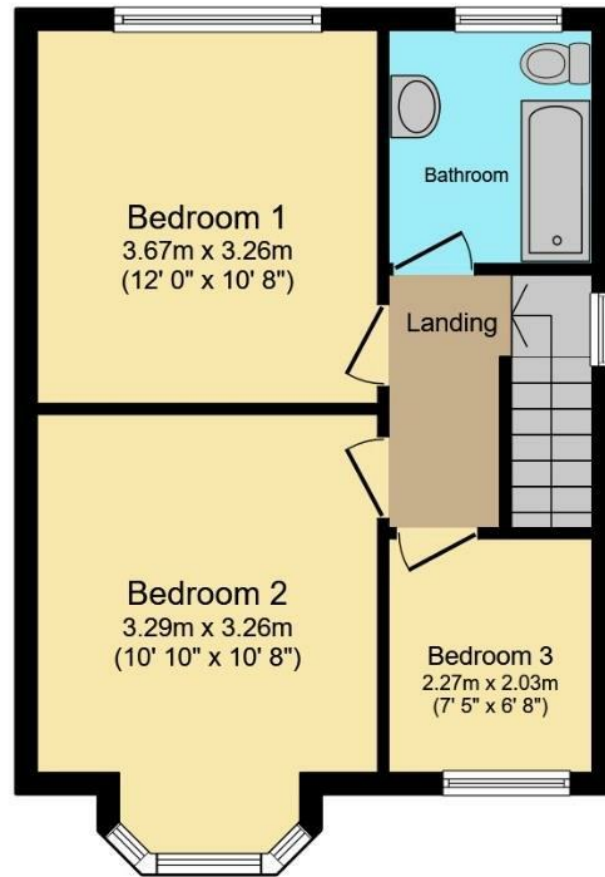
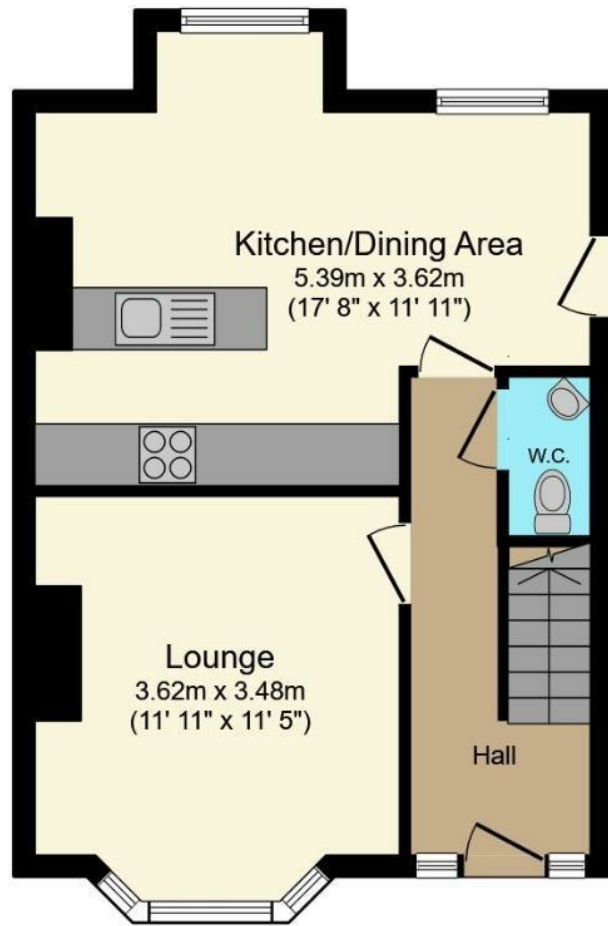
Bedroom 2 10'10 x 10'08

Bedroom 3 7'5 x 6'8

Utility 2'79 x 2'66

Gym 9'3" x 9'1"

Tenure: Freehold
Council Tax Band: B



- Immaculate semi-detached property
- Three bedrooms
- Driveway
- Excellent public transport links
- Gardens

Total floor area 96.7 sq.m. (1,041 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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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		
	70	84
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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.