



Button Lane, Manchester, M23

Asking Price

£295,000

Large Three Bedroom Semi Detached Family Home

Two Bathrooms

Off Road Parking for Several Vehicles

Walking Distance to Metrolink Tram Stop

Detached Garage with Electric Shutter Doors

Spacious Gardens

No Chain Vendor

Close by to All Amenities

Sitting comfortably on Button Lane, Brooklands, Manchester, this remarkable three-bedroom, semi-detached family home is currently on the market at an asking price of £295,000. This substantial property combines character and charm with all the practicalities for modern family living in an ideal location.

The property is entered on the ground floor to spacious living areas. It boasts of two generously-size reception rooms offering plenty of space for relaxation and spending quality time with the family. High standards are maintained throughout the house; it beautifully decorated creating a comfortable and homely ambiance.

The home has three beautifully presented bedrooms that are large and comfortable. It provides ample space for a growing family or for those working from home. The house has one well-appointed, good sized family bathroom and an additional toilet downstairs, which is an advantageous feature ensuring minimal morning queues.

The property features a brilliant detached garage equipped with electric shutter doors, providing secure off-road parking for several vehicles. It's a fantastic addition to the house which could also serve as additional storage or even a workshop for the more hands-on.

One of the main highlights is the expansive garden, a real treat for those with green fingers. It offers a safe play area for little ones or simply a perfect setting for a family BBQ in the summer months. The house offers the convenience of being chain-free, easing the process for potential buyers.

Situated in the sought-after area of Brooklands, Manchester, the house is within walking distance to the local Metrolink tram stop making commuting easy. It also offers easy access to plentiful amenities including shops, restaurants, and schools.

In conclusion, this house oozes the charm of a family property with all the components to make a lovely home for any prospective buyer. If you are seeking a fantastic home in a great location with all the convenient features that come with modern living, this could be the property for you.

Ground Floor

Entrance Porch

With a tiled floor and wall light.

Entrance Hall

With vinyl flooring, under stair meter cupboard, alarm panel, leading to all ground floor rooms.

Living Room

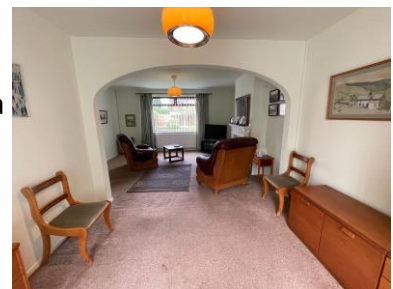
15' (4m 57cm) x 12' (3m 65cm) 5"

With carpet to floor, radiator, coal effect gas fire with marble hearth, window to the rear aspect, ample space for free standing furniture.

Dining Room

10' (3m 4cm) 11" x 10' (3m 4cm) 3"

With carpet to floor, radiator, bay fronted window to the front aspect, space for



dining table and chairs.

Kitchen

13' (3m 96cm) 2" x 7' (2m 13cm) 5"

With vinyl to floor, ample base and eye level units with complimentary work surfaces and decorative splash backs, radiator, window to the side aspect, inset four ring gas hob and oven with extractor hood over, fridge freezer, space and plumbing for washer/drier.



Downstairs WC/Cloakroom

9' (2m 74cm) 7" x 3' (91cm) 11"

With vinyl to floor, low level WC, pedestal hand wash basin, wall hung Combi-boiler, radiator, UPVc double glazed window to the rear aspect.



First Floor

Bedroom One

8' (2m 43cm) 10" x 10' (3m 4cm) 11"

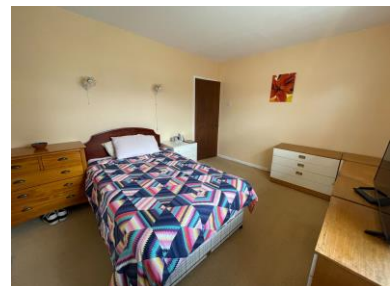
First double bedroom with carpet to floor, radiator, window to the front aspect.



Bedroom Two

10' (3m 4cm) 7" x 12' (3m 65cm) 3"

Second double bedroom with carpet to floor, radiator, window to the rear aspect, fitted wardrobes.



Bedroom Three

10' (3m 4cm) 10" x 10' (3m 4cm) 6"

Third double bedroom with carpet to floor, radiator, window to the rear aspect.



Family Bathroom

Family bathroom with full size walk-in shower with glass shower screen, pedestal hand wash basin, low level WC, frosted window, chrome towel heater.

Outside

The front has a decorative brick wall with decorative wrought iron gates leading onto the paved driveway, lawn to the side and rear with the rear garden bordered by wooden panel fencing.

Detached Garage

20' (6m 9cm) 10" x 16' (4m 87cm) 6"

Double garage with electric supply and fob operated shutter doors.



Disclaimer

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 or 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. Furthermore solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves

