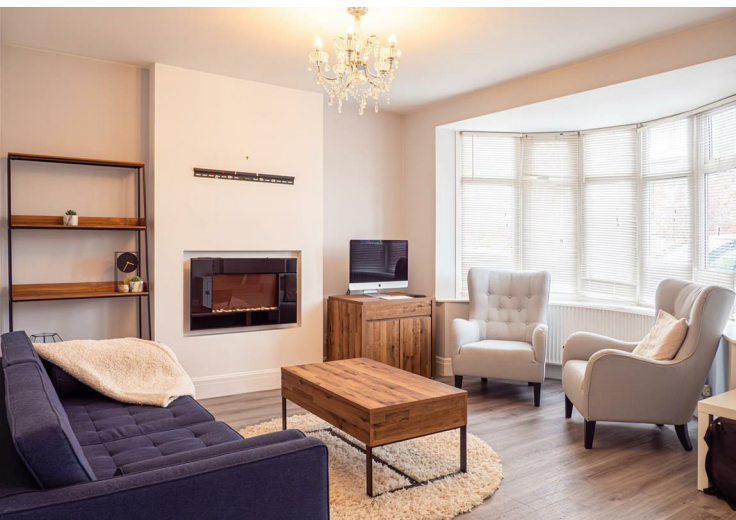


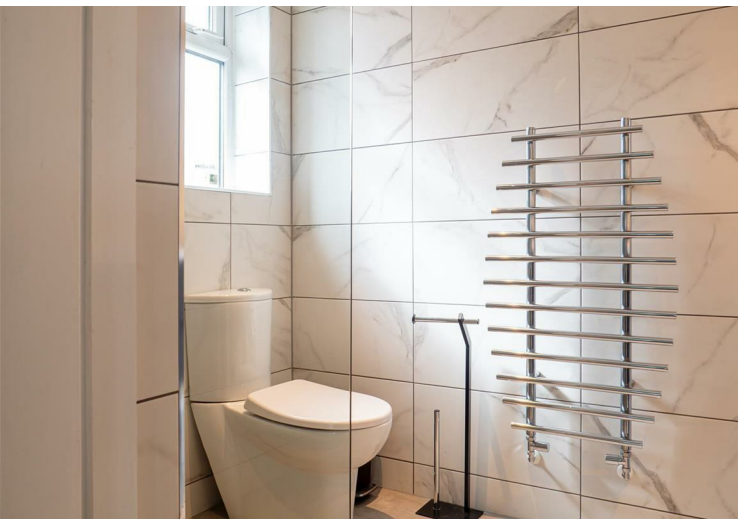


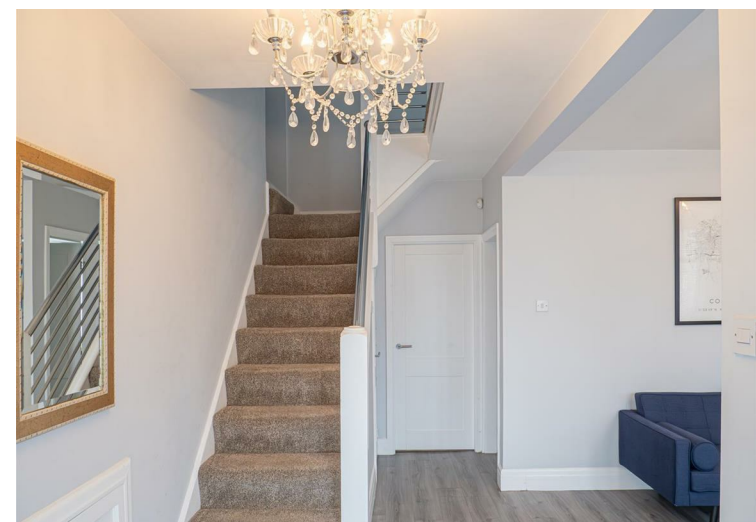
36 Thirlmere Road
Manchester, M41 8PP

Asking Price £695,000

- Detached gated home with parking and garage
- Modern and extended
- Spacious lounge opens to the garden
- Master en-suite bedroom
- Family bathroom
- Sought after residential area
- Modern kitchen / dining room
- Front sitting room
- Two further double bedrooms, plus single bedroom
- Spacious rear garden

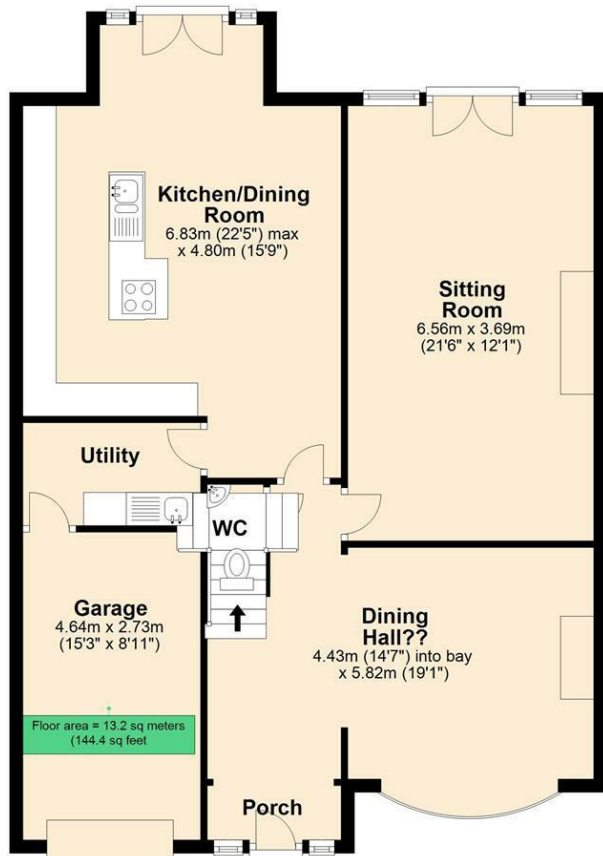






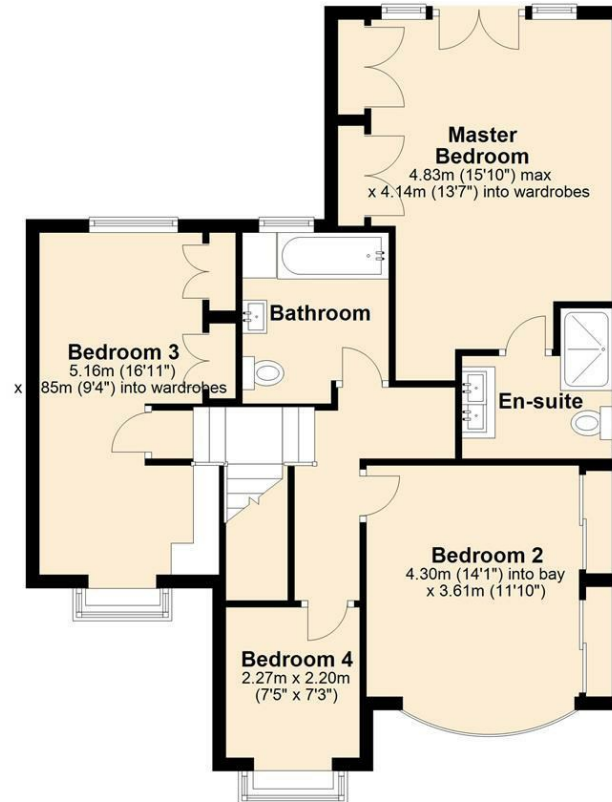
Ground Floor (excluding garage)

Approx. 81.2 sq. metres (873.7 sq. feet)



First Floor

Approx. 71.0 sq. metres (764.5 sq. feet)



Measurements are approximate. Floor plans are not to scale and for illustrative purposes only.
Plan produced using PlanUp.

Council Tax Band:
Tax Band F

Tenure:
Freehold

Local Authority:
Trafford

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			
		72	82
England & Wales		EU Directive 2002/91/EC	

Hale Office:

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Hale
Cheshire
WA15 9SF
Tel: 0161 929 8546

Wilmslow Office:

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Beech Lane
Wilmslow
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Tel: 01625 523605

Email:

hale@bensonbunch.co.uk
info@bensonbunch.co.uk

Website:

www.bensonbunch.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements