



## 15 Belcroft Close, Northenden, Manchester, M22 4XE

Guide Price £275,000

- Three Bedroom Semi Detached
- Spacious Lounge with Bay Window
- Downstairs Cloak Room
- Small Development of only 18 Properties
- Dining Kitchen with Appliances
- Convenient Locality within Conservation Area
- Off Road Parking and Enclosed Rear Garden
- Modern Three Piece Bathroom
- No Vendor Chain

# 15 Belcroft Close, Manchester M22 4XE

Three Bedroom Semi Detached Family Home. Spacious Lounge. Dining Kitchen, Modern White Bathroom. Downstairs Cloak Room.  
Off Road Parking. Enclosed Rear Garden. Situated in Northenden  
Conservation Area within a Small Development. Conveniently Located for Motorway Network., Airport and Schools.  
No Vendor Chain. Must Be Viewed.



Council Tax Band: C



Joules bring to the market this delightful three bedroom semi detached property situated within Northenden Conservation Area in a sought after development of only 18 properties, being convenient for all local amenities including public transport, motorway network and Manchester International Airport.

In brief the property comprises: Entrance porch, hallway, downstairs cloakroom, spacious lounge, fitted kitchen with breakfast bar divide to the dining area. Venturing upstairs you will find three bedrooms, the principle housing a bank of fitted robes. and a bathroom with modern white three piece suite.

Outside to the front is a driveway providing off road parking and to the rear is an enclosed South Easterly facing garden with paved patio and Astro turfed lawn.

The property has recently been spruced up with new carpets to certain rooms and painted throughout. A new boiler was also installed November 2025.

Offered with no vendor chain - so ring us to arrange an appointment to view as this delightful home wont be around long !

#### Entrance Porch

Canopied entrance door, laminated flooring, door to hallway

#### Entrance Hall

Stairs to the first floor, central heating radiator, double glazed window to the side elevation, doors to lounge and cloakroom

#### Cloakroom

Modern white two piece suite comprising: Low level WC. Central heating radiator, double glazed window with obscure glass to the front elevation

#### Lounge/Sitting Room

15'4" x 11'8"

Maximum measurement (plus bay window)

Spacious room with laminated flooring, central heating radiator, double glazed bay window to the front elevation, door to handy understairs storage cupboard, door to dining kitchen

#### Dining Kitchen

15'0" x 9'4"

Kitchen with a range of units comprising: Single drainer stainless steel sink unit, cupboard below, further base, drawer and eye level units. Built in four ring Zanussi gas hob with Zanussi electric oven below. Plumbed and access for an automatic washing machine, fridge freezer and microwave oven - included in sale (no appliances have been tested). Work surfaces with tiled splashbacks. Tiled floor. Breakfast bar divide to dining area which has laminated flooring, central heating radiator and double glazed French doors opening onto the rear garden.

#### First Floor

##### Stairs and Landing

Double glazed window to the side elevation, open balustrade to stairwell, door to all first floor rooms. Door to storage cupboard housing Worcester boiler (fitted 10/11/25)

##### Bedroom One

14'2" x 8'6" (into robes)

Double glazed window to the front elevation, central heating radiator, bank of fitted floor to ceiling rooms housing clothes hanging rails and shelving.

##### Bedroom Two

10'7" x 8'6"

Stripped and painted floorboards, double glazed window to the rear elevation, central heating radiator

##### Bedroom Three

7'2" x 6'2"

Double glazed window to the front elevation, central heating radiator, loft access hatch

## Bathroom

Modern three piece bathroom suite in white comprising: Panelled bath with SIRRUS shower over, shower screen. Low level WC; pedestal wash hand basin. Double glazed window with obscure glass to the rear elevation, central heating radiator, shaver point

## Outside

### Front

Open plan front garden with loose gravel area, lawn and mature tree (under tree preservation order)

Driveway providing off road parking.

Access around the side of the property to gate opening onto the rear garden

### Rear Garden

Enclosed South-Easterly facing rear garden.

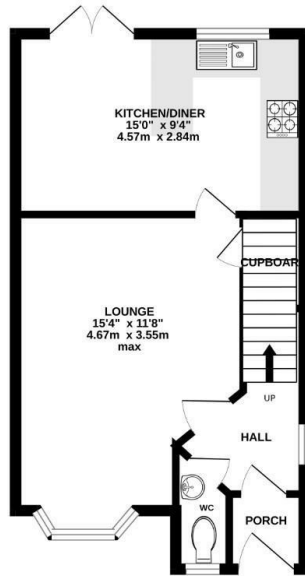
Paved patio area and artificial grass lawn. Outside tap, fenced boundaries and gate to side.

Timber garden shed

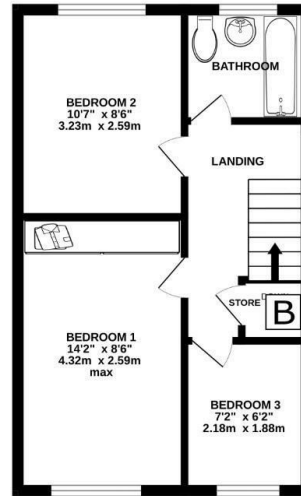




GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.

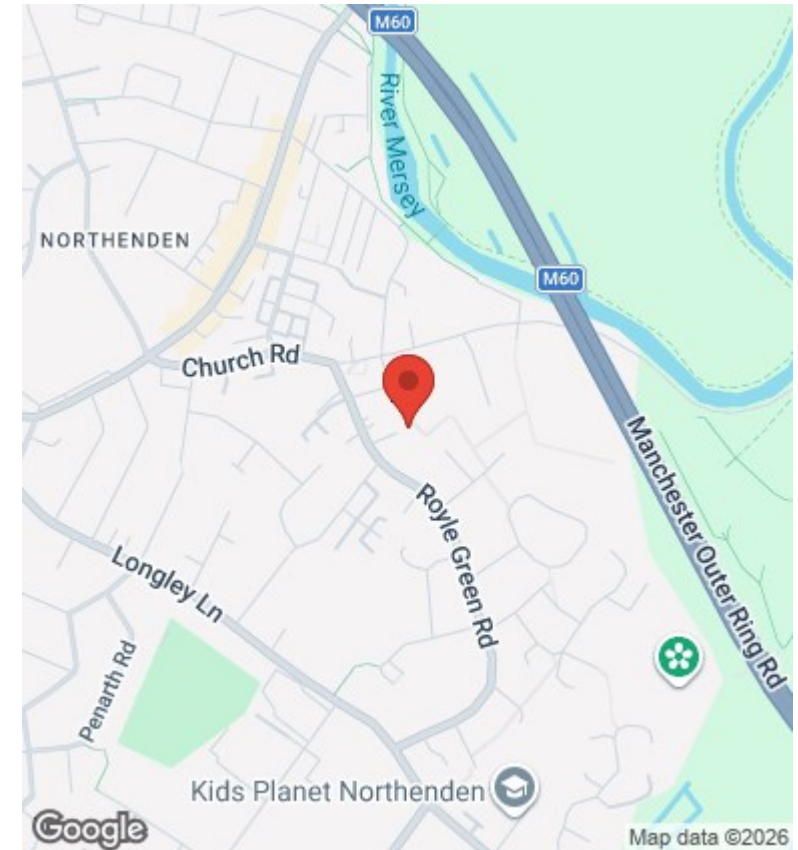


1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 762 sq.ft. (70.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, setbacks, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 02020



## Directions

## Viewings

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

## Council Tax Band

C

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