



## 128 Old Moat Lane, Withington, Manchester, M20 1DE

Guide Price £250,000

- Three/Four Bedroom Semi Detached
- Two Receptions or Four Bedrooms
- Ground Floor Extension Providing Shower Room
- Ramps Giving Access to the Rear Garden
- In Need of Updating
- Off Road Parking

# 128 Old Moat Lane, Manchester M20 1DE

Three Bedroom Semi Detached. Extended with Ground Floor Shower Room. Two Receptions or Four Bedrooms (one at ground floor level) Ramps giving Access to Rear Garden. Off Road Parking. In Need Of Updating. No Vendor Chain.



Council Tax Band: A



#### Entrance

PVC entrance door to the side elevation with canopy over.

#### Hallway

Doors to both receptions and kitchen, door to rear hallway.

#### Kitchen

9'7" x 6'5"

Single drainer stainless steel sink unit with mixer tap, cupboard below, further base, drawer and eye level units. Work surfaces with tiled walls. double glazed windows to the front and side elevations, central heating radiator, tiled floor. Plumbed and access for an automatic washing machine. Wall mounted boiler (not tested)

#### Lounge

13'5" x 12'8" plus bay

Spacious room, double glazed window to the front elevation, , fireplace housing coal effect gas fire (not checked) with marble hearth and back. Built in alcove cupboard with shelf below. central heating radiator, plate racks

#### Sitting Room/Bedroom Four

12'8" x 9'3"

Maximum Measurements.

Double glazed window to the rear elevation, central heating radiator, plate racks. Door to ground floor shower room

#### Ground Floor Shower Room

8'7" x 6'3"

Extension.

Modern white suite comprising: Shower enclosure with half height shower doors and shower curtain rail housing Mira shower. floating wash hand basin with mixer tap, and low level WC. Double glazed window with obscure glass to the side elevation, central heating radiator, tiled splashbacks.

#### Rear Hall

PVC door to the rear, latched door to handy understairs storage area with shelving and window with obscure glass. latched to ground floor WC

#### First Floor

##### Stairs and Landing

Turned staircase to first floor, double glazed window to half landing. Landing with doors to all first floor rooms, double glazed window with obscure glass to the rear elevation, central heating radiator

##### Bedroom One

13'6" x 11'6"

Maximum measurements.

Double bedroom, double glazed window to the front elevation. Bank of bedroom furniture. Central heating radiator, picture rails.

##### Bedroom Two

11'6" x 9'4"

Maximum measurements.

Double glazed window to the rear elevation, central heating radiator, picture rails, shelving.

### Bedroom Three

9'5" x 7'8"

Maximum measurements.

Single bedroom. Double glazed window to the front elevation, central heating radiator, built in corner cupboard with shelving below. picture rails

### Bathroom

Coloured two piece bathroom suite comprising: Panelled bath with shower over and pedestal wash hand basin. Double glazed window with obscure glass to the side elevation, tiled walls, central heating radiator. Large built in airing cupboard.

### Separate WC

White low level WC, tiled walls, double glazed window with obscure glass to the rear elevation

### Outside

#### Front

Double gates giving access to the block paved driveway with privet and fenced boundaries.

Path around the side elevation takes you to the entrance door.

Outside tap, open to rear garden

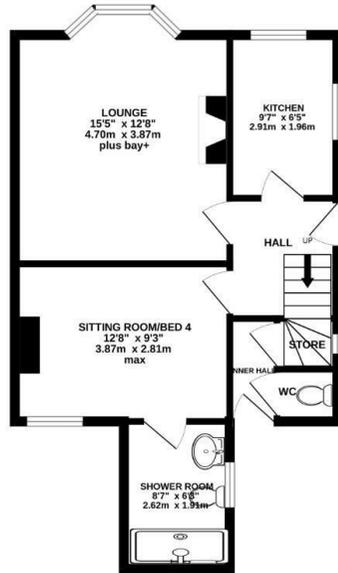
#### Rear Garden

Predominantly paved rear garden with privet and fenced boundaries, ramp and rail from rear door to garden

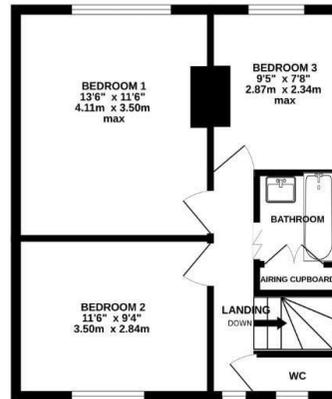




GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.

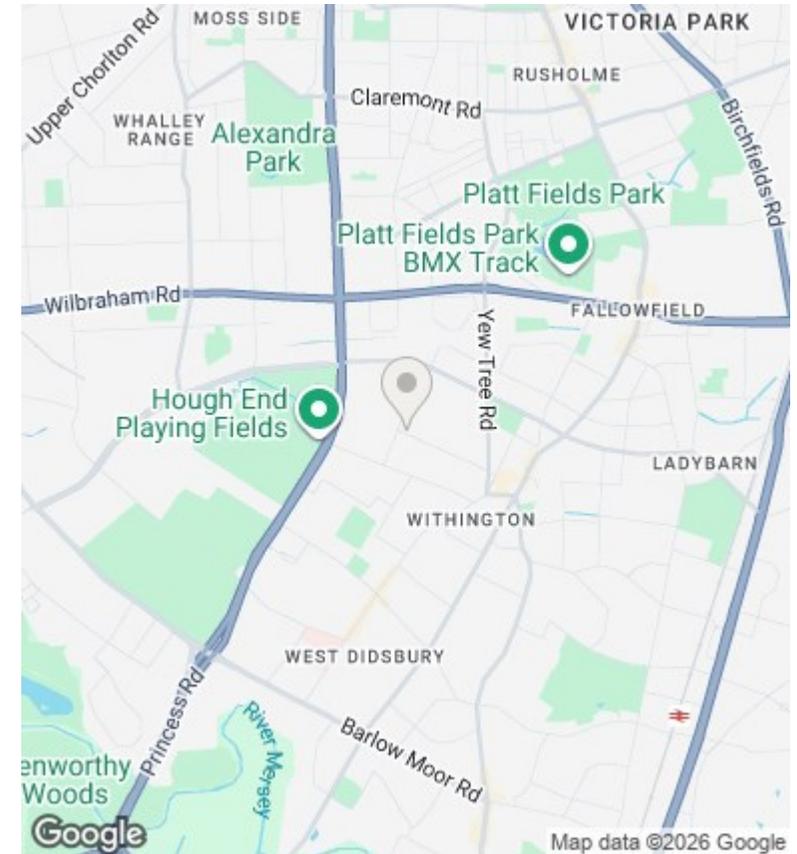


1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 904 sq.ft. (84.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.  
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## Directions

## Viewings

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

## Council Tax Band

A

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>		72
(55-68) <b>D</b>	56	
(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	