



**GASCOIGNE
HALMAN**

Lindwall Close, Manchester
£280,000

THE AREA'S LEADING ESTATE AGENCY



Stylish three-bedroom end terrace on Lindwall Close with open plan living and spacious garden, ideal for a range of buyers looking to put their own stamp on a property. Perfectly positioned for transport and amenities.

Property details

- Three Bedroom End Terraced
- Beautifully Presented Throughout
- Open Plan Living Dining Area
- Spacious Rear Garden
- Within Convenient Reach of Transport Links and Local Amenities
- Ideal for a Wide Range of Buyers



About this property

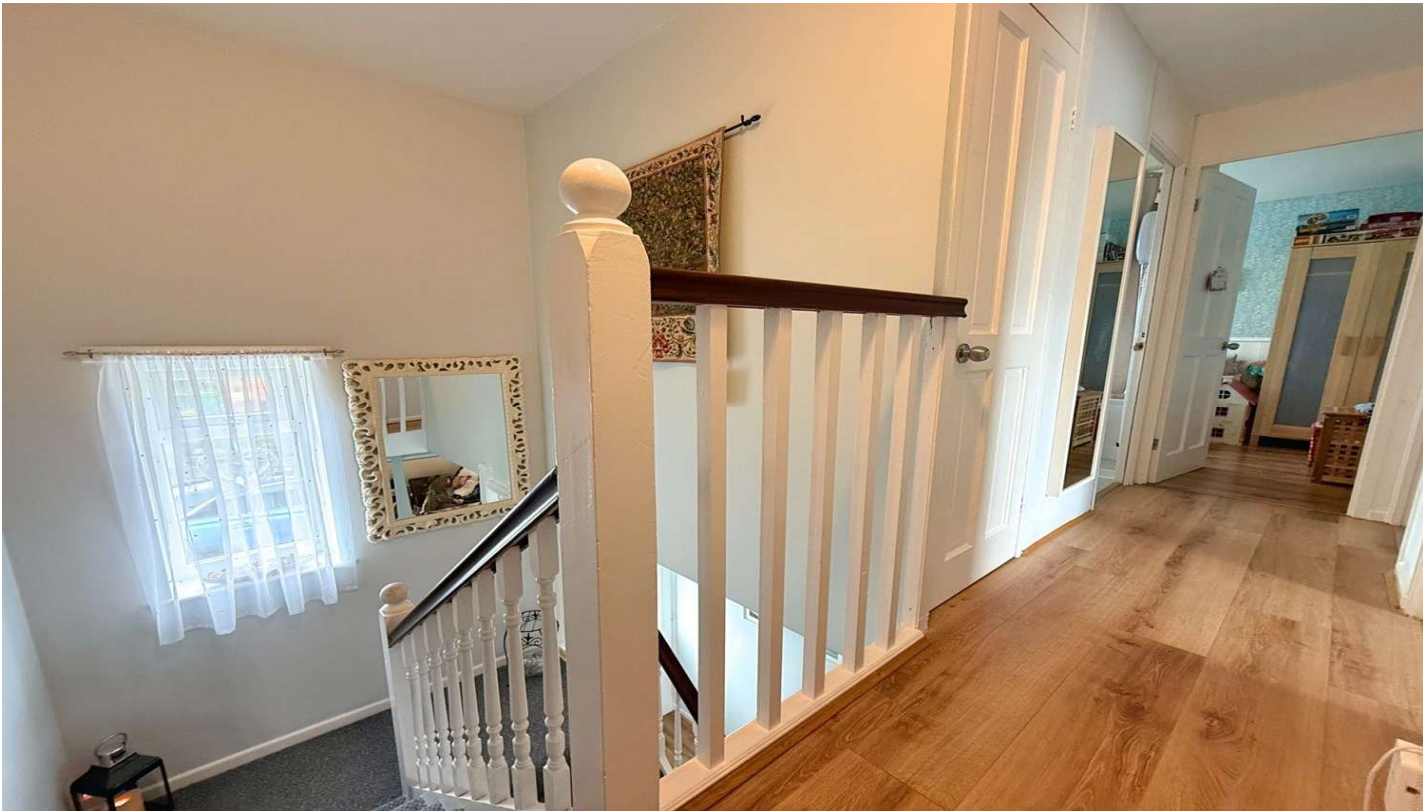
Situated in the sought-after location of Lindwall Close, Manchester, this beautifully presented three-bedroom end terrace house offers an excellent opportunity for buyers seeking a comfortable and stylish family home.

The accommodation comprises three well-proportioned bedrooms, a modern bathroom, and a spacious open plan living and dining area, designed to provide a bright and welcoming environment. The interior has been maintained to a high standard throughout, ensuring a move-in ready experience.

Externally, the property benefits from a generous rear garden, ideal for outdoor entertaining and family activities. Additionally, its position at the end of the terrace provides added privacy and space.

Conveniently located within easy reach of excellent transport links and a variety of local amenities, this home perfectly balances peaceful residential living with accessibility. Early viewing is highly recommended to fully appreciate the quality and location of this exceptional property.









DIRECTIONS

M23 0EF

COUNCIL TAX BAND

A

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Cable

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

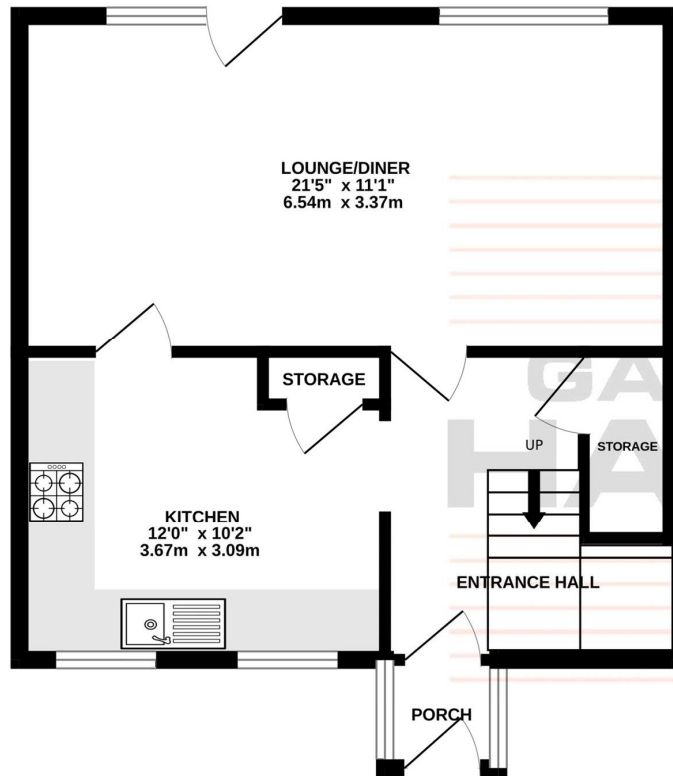
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

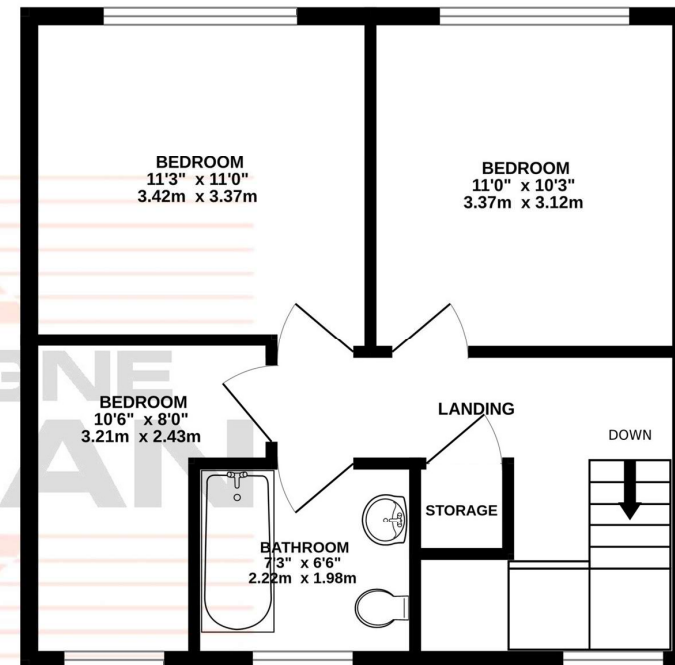
No

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GROUND FLOOR
468 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.6 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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