



**8 Lichfield Drive, Manchester
M25 0HX**

£1,495 PCM

Hyde Estates are delighted to offer this generously proportioned three bedroomed family home. Briefly comprises of; porch, entrance hall, lounge, dining room with french windows, kosher dining kitchen, utility room, guest WC, family bathroom and rear garden.

Hyde Estates are delighted to offer this well presented and generously proportioned three-bedroomed semi-detached family home. Conveniently located to shops, houses of worship and transport links to the city centre. The property is offered unfurnished and briefly comprises of; porch, large bright entrance hall with guest WC, beautiful lounge, dining room with french windows, both receptions and hallway have laminate flooring, kosher dining kitchen with two sinks and utility room. To the first floor are three generous bedrooms and a newly fitted bathroom suite with over bath shower, low level WC, washbasin and mirror fronted vanity cupboard. The property features mostly uPVC double glazed windows and porch with gas central heating. There is an enclosed lawned garden to the rear with patio and on drive parking to the front.



Accommodation

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Room Measurements

- Porch: 8'0" x 2'6"
- Hallway: 6'10" x 2.6"
- Lounge: 11'9" x 14'10"
- Dining Room: 11'0" x 16'6"
- Kitchen: 7'7" x 12'8"
- Utility: 8'0 x 5'7"
- Landing: 5'0" x 9'6"
- Bathroom: 7'7" x 6'6"
- Bedroom 1: 10'11" x 16'1"
- Bedroom 2: 10'0" x 11'11"
- Bedroom 3: 7'10" x 11'1"

Gardens

To the front of the property is pathed with a small grass area with gated access to the rear garden, rear garden lower level is flagged and the higher section is a small grassed area

Additional Information

Benefits from uPVC double glazed windows throughout and gas central heating from a wall mounted combi boiler

Council Tax

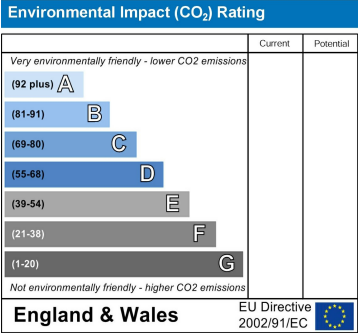
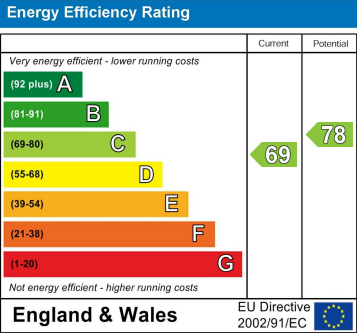
Manchester City Council, Band C.

Viewings

All viewings to be arranged via Hyde Estate and Letting Agents
0161 773 4583

Disclaimer

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements.



1 St. Margarets Road, Prestwich, Manchester, M25 2QB

