



 **2**
Bedrooms

 **1**
Bathroom



C & R City are delighted to bring to the market this beautifully presented, two-bedroom semi-detached bungalow, offered with NO ONWARD CHAIN and ready for immediate occupation. Occupying an impressive corner plot within a quiet cul-de-sac on Tysoe Gardens, this superb home presents an exceptional opportunity for buyers seeking a move-in ready property in a highly convenient location.

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The accommodation briefly comprises an entrance porch, a spacious and light-filled lounge, a stylish fitted kitchen, two generous double bedrooms, and a contemporary three-piece bathroom suite. The property offers modern, low-maintenance living ideal for first-time buyers, downsizers, or investors alike.

Externally, the property truly stands out, boasting substantial gardens to both the front and rear, providing excellent potential for outdoor entertaining or opportunities to further extend the property. A large driveway offers off-road parking for multiple vehicles, a rare advantage so close to the city centre.

Situated within walking distance of Manchester City Centre, Deansgate and Spinningfields, residents can enjoy immediate access to a wealth of shops, restaurants, bars and amenities. With no onward chain, a generous plot, and a prime location, early viewing is highly recommended to avoid disappointment.

Lounge/Dining Area *5.82m x 3.27m (19' 1" x 10' 9")*

Spacious Lounge, Grey Polyflor Vinyl Flooring, L.E.D Spotlights, Double Glazed Window To Front Elevation.

Kitchen *2.98m x 2.77m (9' 9" x 9' 1")*

Grey Fitted Howdens Kitchen, Hoover Washing Machine, Hotpoint Freestanding Cooker, Hotpoint Freestanding Dishwasher, Freestanding Fridge, Free Standing Freezer, Grey Polyflor Vinyl Flooring, L.E.D Spotlights, Double Glazed Window To Rear Elevation.

Bedroom One *3.15m x 2.59m (10' 4" x 8' 6")*

Spacious Lounge, Grey Polyflor Vinyl Flooring, L.E.D Spotlights, Double Glazed Window To Rear Elevation. Cupboard Housing New Mains Boiler.

Bedroom Two *3.15m x 2.59m (10' 4" x 8' 6")*

Grey Polyflor Vinyl Flooring, L.E.D Spotlights, Double Glazed Window To Front Elevation.

Bathroom

Newly fitted three piece bathroom suite. Grey polyflor vinyl flooring, L.E.D spotlights, double glazed window to side elevation.

Externally

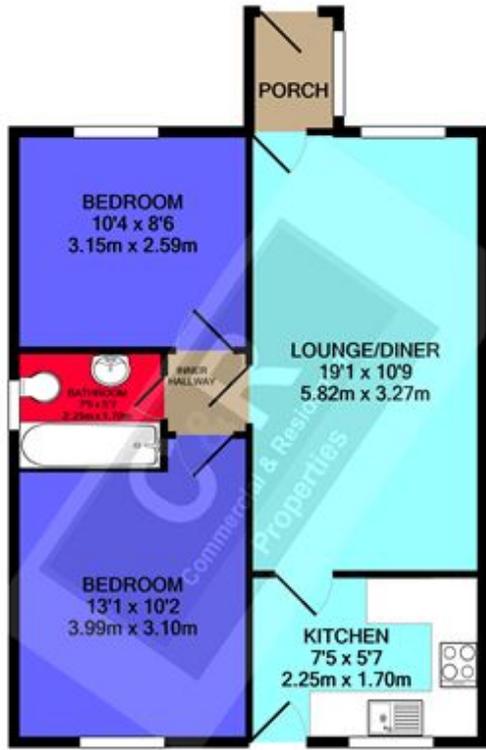
Spacious laid to lawn front garden, large driveway for several vehicles. To the rear you will find a spacious enclosed laid to lawn rear garden with side patio area.

General Notes

999 year lease from 21st June 1989. No Service Charge, No Ground Rent (Peppercorn). EPC rating C. Council Tax Band B.

Agents Notes

NOTICE: C & R Properties for themselves and for the vendors or lessors of this property who's agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or other wise as to the correctness of each of them; (iii) no person in the employment of C & R Properties has any authority to make or give any representation or warranty whatever in relation to this property.



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 2 Tysoe Gardens, M3 6BL

