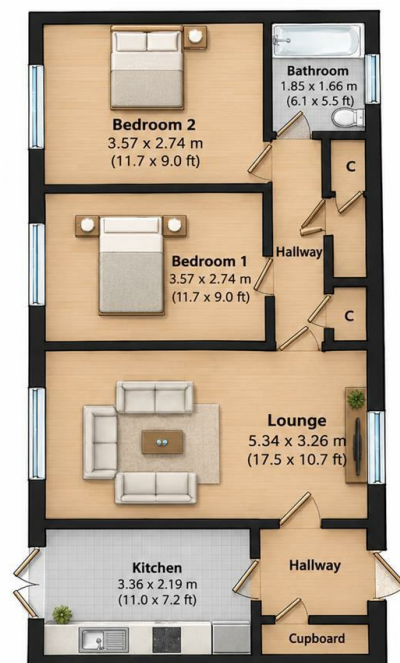




11 Calbourne Crescent, Manchester, M12 5GX

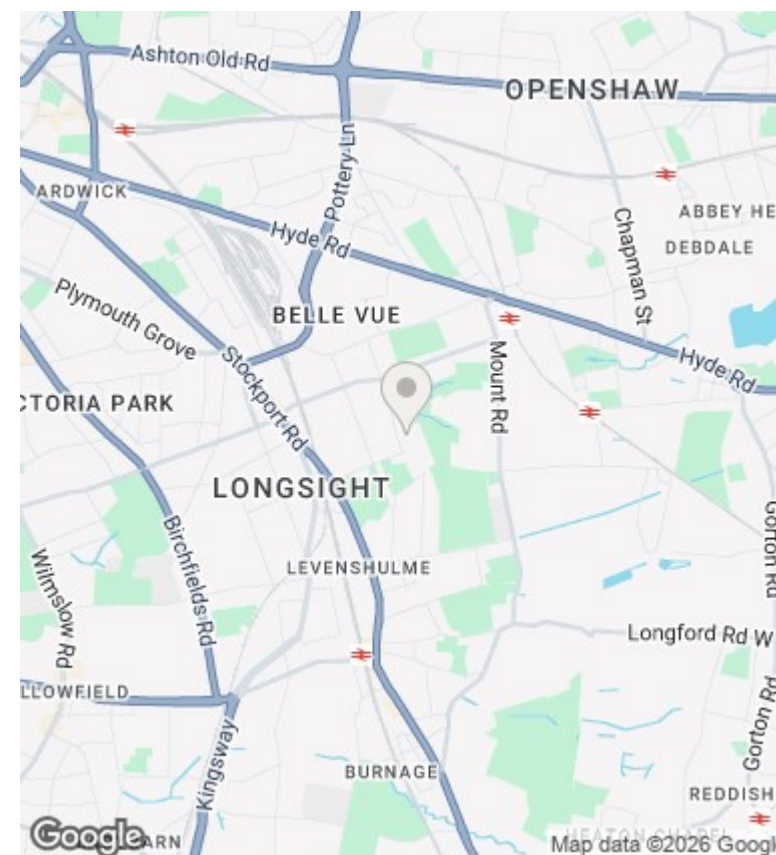
Price Guide £275,000

- Semi-Detached Bungalow in Longsight
- Planning permission approved Single Extension— 135559/FO/2022
- Spacious Garage Providing Excellent Storage
- Excellent Transport Links with Easy Access to Manchester City Centre
- Three Spacious Bedrooms
- Two Modern Bathrooms
- Council Tax Band B
- Well-Fitted and Functional Kitchen
- Private Rear Garden
- Conveniently Located Close to Longsight Market



D = Sliding door to garden
W = Window

Total Floor Area (House): 58.0 m² (624.3 ft²)
(excluding garage)



Directions

Viewings

Viewings by arrangement only. Call 0161 804 3480 to make an appointment.

Council Tax Band

B

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC