

# DAWSONS

Property Professionals since 1925

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## Kimbolton Close, Manchester, M12 5PE

Dawsons are pleased to offer for sale this modern mid mews property, ideal for first time buyers or someone looking to downsize. Ideally located close to local schools, amenities and excellent transport links into Manchester city centre. Viewing is highly recommended.

In brief the property comprises of entrance porch, lounge, kitchen/diner and conservatory to the ground floor. Two bedrooms and a bathroom to the first floor. Front and rear garden with allocated parking to the front.

**Offers Over £215,000**



**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**



# Kimbolton Close, Manchester, M12 5PE

- Mid Mews Property
- Conservatory
- Excellent Transport Links
- Two Bedrooms
- Gardens Front & Rear
- Close to Local Schools & Amenities
- Modern Kitchen/Diner
- Allocated Parking

## Ground Floor

### Entrance Porch

uPVC door to front, door to:

### Lounge

13'3 x 13'10 (4.04m x 4.22m)

uPVC double glazed window, stairs leading to first floor, feature media wall with inset electric fire, laminate flooring, gas central heating radiator, door to:

### Kitchen/Dining Room

13'11 x 8'2 (4.24m x 2.49m)

Fitted with a range of wall and base units with work surface over, inset sink and drainer with mixer tap, built in oven and hob with extractor over, integrated fridge/freezer and dishwasher, recessed downlights, decorative glass block window, laminate flooring, contemporary radiator, uPVC double glazed French doors to:

### Conservatory

10'9 x 10'4 (3.28m x 3.15m)

uPVC double glazed windows, laminate flooring, uPVC double glazed French doors leading to the rear garden.

### First Floor

#### Landing

Doors leading to

#### Bedroom 1

11'5 x 10'8 (3.48m x 3.25m)

uPVC double glazed window, fitted with a range of built in wardrobes, gas central heating radiator.

#### Bedroom 2

9'11 x 8'1 narrowing to 7'5 (3.02m x 2.46m narrowing to 2.26m)

uPVC double glazed window, gas central heating radiator.

#### Bathroom

uPVC double glazed window, fitted with a three piece suite comprising of wall mounted wash hand basin, bath with shower over and low level WC,

tiled floor, tiled walls, heated chrome radiator.

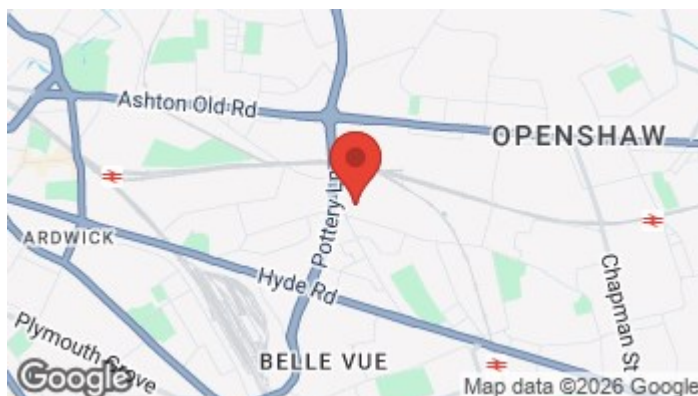
### Externally

Lawned garden to front with hedging and block paving. Enclosed decked garden to the rear.

### AML Checks

We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

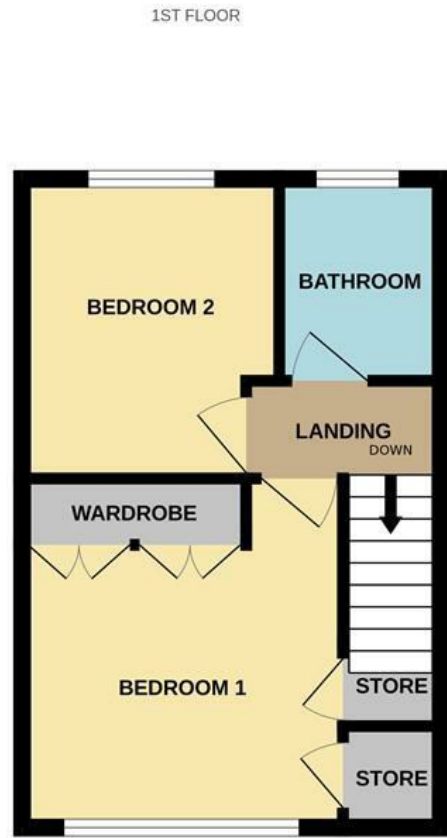
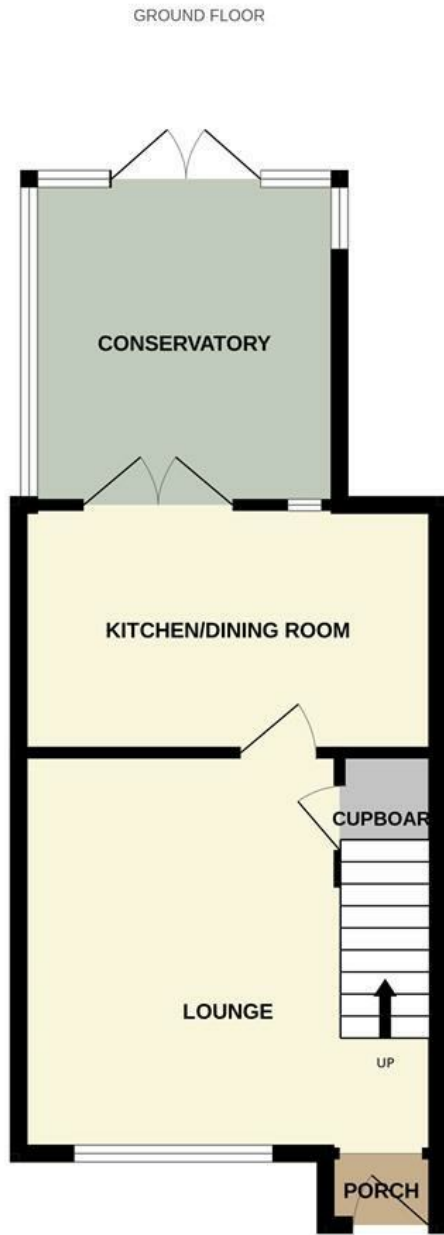
This is a legal requirement to meet HMRC and UK law guidelines .



## Directions



# Floor Plan



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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	