



## 15 Gail Close, Manchester, M35 0TG Offers in excess of £200,000

A deceptively spacious three-bedroom family home, ideally situated within a quiet residential cul-de-sac in the popular area of Failsforth. Offering flexible accommodation across two floors, this attractive property is perfectly suited to growing families, first-time buyers and those seeking additional work-from-home space.

The ground floor comprises a generous bay-fronted lounge, a separate dining room ideal for entertaining, a modern fitted kitchen with ample storage and worktop space, and a convenient downstairs WC. The layout provides an excellent balance of living and dining accommodation with plenty of natural light throughout.

On the first floor are three well-proportioned bedrooms, including a spacious principal bedroom, together with a contemporary family bathroom and an additional shower room, offering practicality for busy households. A separate dressing room and dedicated office further enhance the accommodation's versatility and provide excellent additional storage and workspace.

Externally, the property benefits from a pleasant residential setting with access to local amenities, schools, parks and transport links, including convenient routes into Manchester city centre and surrounding areas.



**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

**Section 21**

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>69</b>	
England & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

