



**** THREE BEDROOM, WELL PRESENTED MID-TERRACE HOME **** This attractive three-bedroom home would make an ideal purchase for first-time buyers, young professionals or a family. The accommodation begins with an entrance porch leading into a welcoming and stylish living room, featuring wood-effect laminate flooring and an open staircase to the first floor. To the rear, a particularly attractive, well-fitted modern kitchen/dining area enjoys views over the enclosed, paved rear garden, creating a practical and appealing space for everyday living and entertaining. To the first floor are three well-proportioned bedrooms fitted and a contemporary shower room. Further benefits include gas central heating, double glazing, a block-paved driveway to the front providing off-road parking for two vehicles, and a garage situated within the rear courtyard. Ideally located within a quiet residential development with easy access to motorway links and public transport links such as local bus stops and Metrolink stops PLUS within easy access to Wythenshawe Hospital and Manchester Airport. Viewings are highly recommended and can be arranged by contacting the office. Offering stylish accommodation, excellent parking and a convenient location, this property is sure to attract considerable interest. Early viewing is highly recommended to avoid disappointment.



Entrance Porch

Composite door to the side, double glazed window to the front, ceiling spotlight and composite door into the lounge.

Lounge

Laminate flooring, large double glazed window to the front, ceiling light point, plug points, television point, wall mounted radiator, understairs storage cupboard, access to the kitchen and carpeted stairs to the first floor.

Kitchen/Diner

Tiled flooring, ceiling light point, plug points, wall mounted radiator, two double glazed windows to the rear, double glazed door onto the rear garden and combi boiler. Free standing kitchen units with storage integrated sink, space for a washing machine, fridge freezer and cooker.

First Floor Landing

Carpeted stairs and landing, ceiling light point, wall mounted radiator, plug point, loft hatch and access to all first floor rooms.

Bedroom One

Laminate flooring, ceiling light point, plug points, large double glazed window to the front and wall mounted radiator.

Bedroom Two

Laminate flooring, ceiling light point, plug points, large double glazed window to the rear and wall mounted radiator.

Bedroom Three

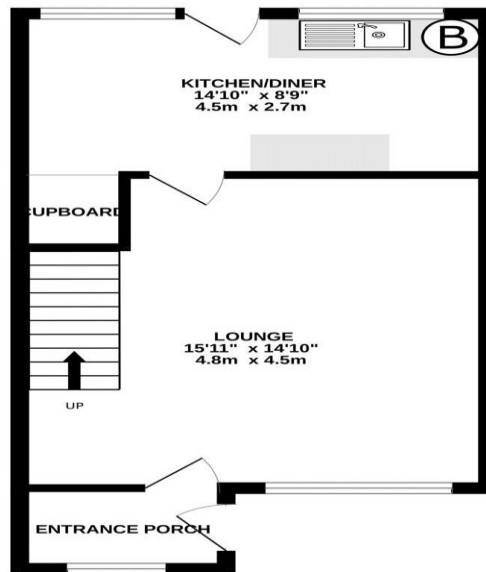
Laminate flooring, ceiling light point, plug points, double glazed window to the front and wall mounted radiator.

Outside

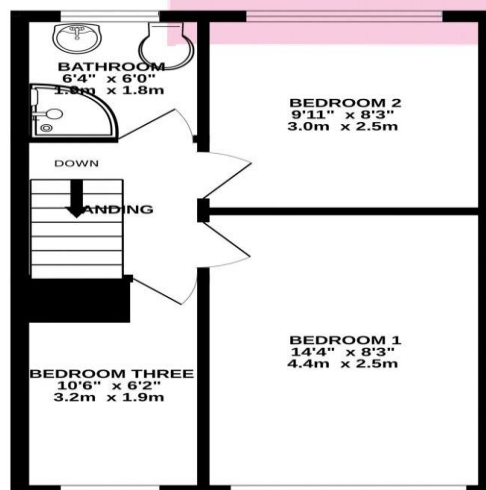
To the front of the property there is a large double block paved driveway suitable for off road parking for two cars. To the rear there is a private, sunny paved garden with a gate to the rear and a detached garage with an up and over door.



GROUND FLOOR
384 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



M23 9EU!

TOTAL FLOOR AREA : 733 sq.ft. (68.1 sq.m.) approx.

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.

Energy performance certificate (EPC)

55, Shady Lane MANCHESTER M23 9EU	Energy rating C	Valid until: 16 January 2030
		Certificate number: 0764-2883-7694-2690-8281

Property type	Mid-terrace house
Total floor area	70 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		