



266 Errwood Road, Burnage, Manchester M19 1DX

JohnMellor



It is with great pleasure that we offer for sale this beautifully appointed three bedroom semi detached family home which occupies an excellent sized plot with a large frontage and off road parking for at least three vehicles. The property has been much improved by our vendor with attention paid to detail and is sure to please even the most discerning of buyers. Tastefully decorated rooms include a hall, two reception rooms, a kitchen and a rear hall with storage and utility areas. In addition stairs from the hall lead to the first floor where the three good sized bedrooms and the bathroom with separate wc will be found.

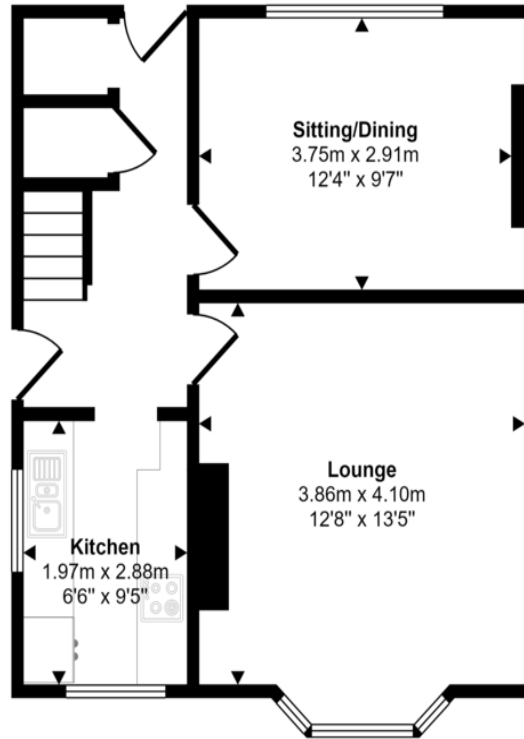


The property is upvc double glazed, gas centrally heated and has cavity wall insulation. An enclosed westerly facing rear garden together with the off road parking completes this delightful home. Errwood Road is convenient for local amenities catering for most of the everyday wants and needs and for commuters Mauldeth Road train station is just a 0.8 mile walk away. The property is freehold and in council tax band A=£1,248.39. No chain involved!

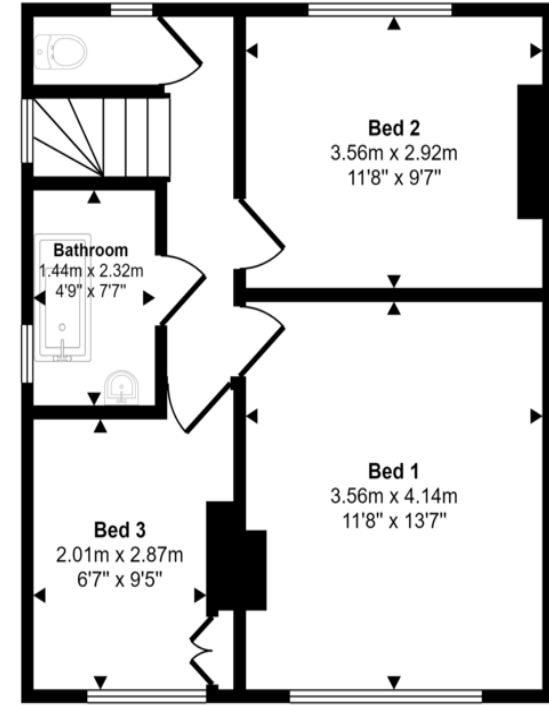


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
88 sq m / 943 sq ft



Ground Floor
Approx 44 sq m / 472 sq ft



First Floor
Approx 44 sq m / 471 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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IMPORTANT! These particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. The agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order, or fit for purpose. The buyer is advised to obtain verification from their solicitor or surveyor. J273