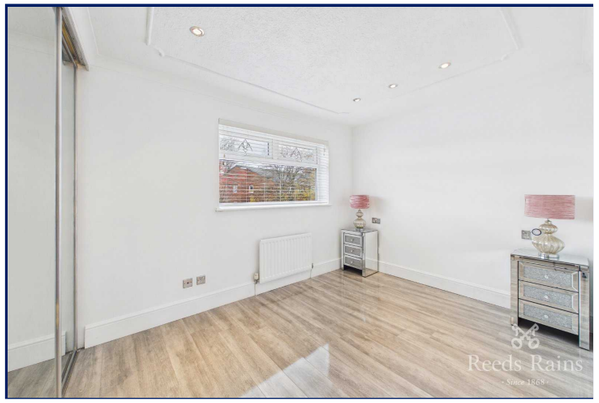
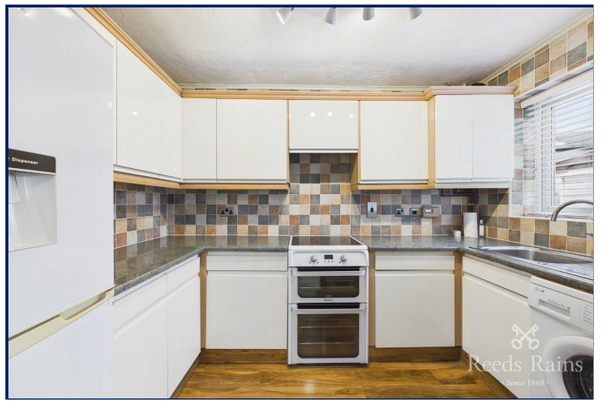


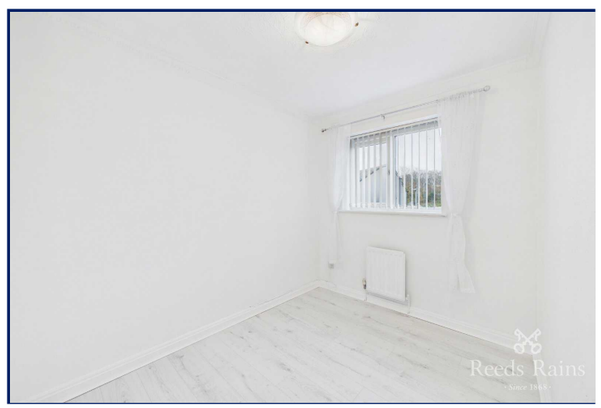


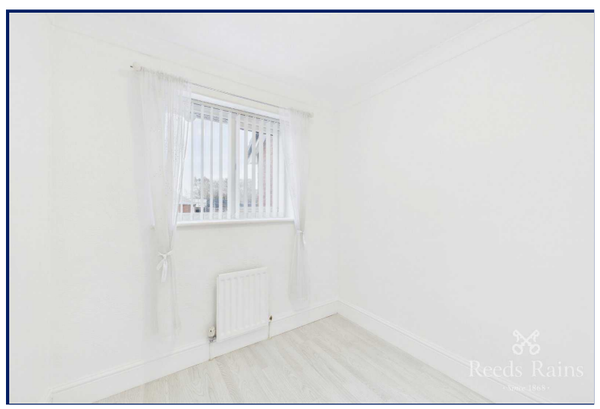












Energy Street, Manchester, M40

Asking Price: £300,000
Freehold

Reeds Rains

reedsrains.co.uk

Energy Street, Manchester, M40
Asking Price: £300,000 Freehold

Council Tax Band: A
EPC Rating: D

This fantastic 3 bedroom property in ever-popular Miles Platting features superb large gardens to the front and rear, a detached garage, driveway with space for 3 vehicles and a conservatory. Presented to a high standard throughout and in a great location offering easy access to the city centre. No onward chain. EPC Rating D.

GROUND FLOOR

Entrance Hall
Wooden-style flooring, radiator and stairs to first floor.

Living Room
Window to front elevation, wooden-style flooring and radiator. Archway to:

Dining Room
Wooden-style flooring, radiator and a useful understairs cupboard providing excellent storage.

Kitchen
Window to rear elevation, fitted base and wall units, sink with mixer tap, tiled splashbacks, wooden-style flooring, spaces for appliances, heated towel rail.

Conservatory
Providing excellent flexible additional living space with wooden-style flooring and French doors leading out to the garden.

FIRST FLOOR
Carpeted landing with cupboard.

Bedroom 1
Window to front elevation, radiator, wooden-style flooring, large built-in wardrobe with light and mirrored sliding doors, further overstairs cupboard providing additional storage.

Bedroom 2
Window to rear elevation, wooden-style flooring, radiator.

Bedroom 3
Window to rear elevation, wooden-style flooring, radiator.

Shower Room
Obscure window to side elevation, corner shower cubicle, wash basin with mixer tap and storage below, WC, further storage cupboards, tiled splashbacks, heated towel rail, wooden-style flooring.

EXTERNAL
Gated driveway which extends along the side of the property providing room for three standard vehicles and access to the detached garage with roller door. Garden area to the front with lawn and attractive borders. The rear garden is a great feature of the property, being larger than average and consisting of paved and gravelled areas offering easy maintenance with established borders.

Tenure/Council Tax
The property is freehold.
Council tax band A (Manchester City Council).

Agent's Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause

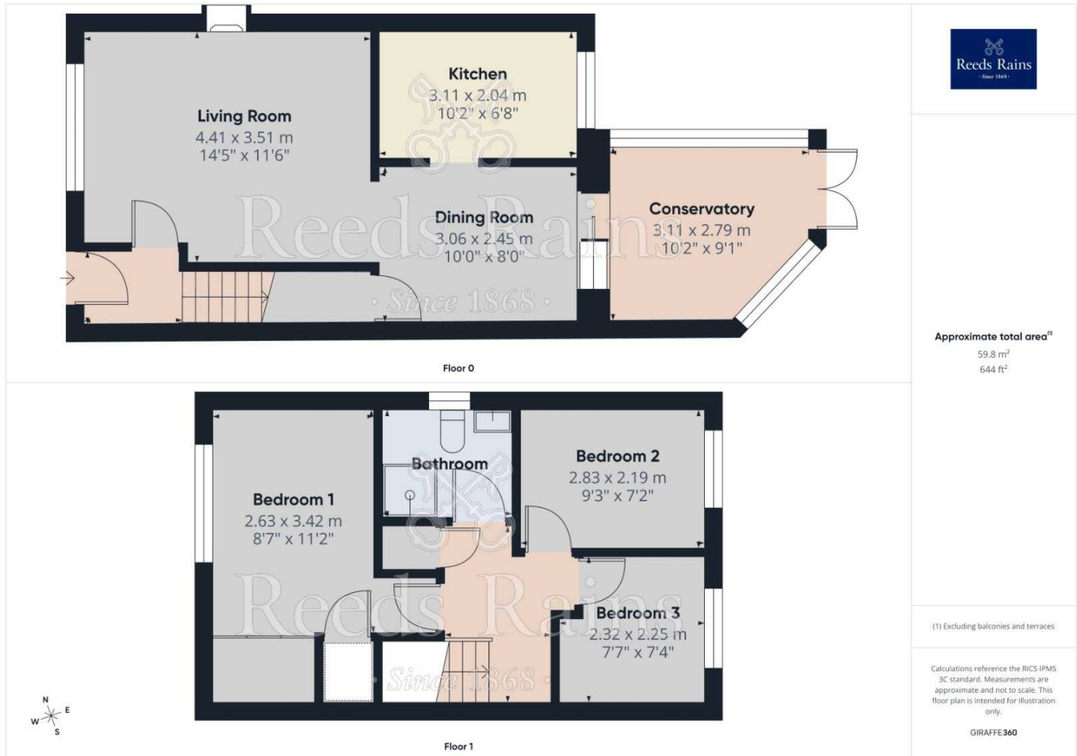
We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk