



55 Floatshall Road  
Baguley M23 1WF  
Offers Over £265,000



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# 55 Floatshall Road Baguley M23 1WF

## Offers Over £265,000

Offered for sale with no onward chain, this smartly-presented property is well-placed for access to amenities, schools and transport links: The Metrolink is within easy reach, and Wythenshawe Hospital is also close by.

The house has benefited from recent redecoration, new carpets to the living and dining rooms and the installation of a new bathroom, fitted with a contemporary suite in white, with shower above the bath.

An entrance hallway leads to a well-proportioned living room with feature fireplace. The room opens to a dining room which overlooks the rear garden. The kitchen features fitted base and eye-level units with contrasting worktop surfaces and a breakfast bar. A large utility room has side entrances to both the garden and to a gated ginnel for access to the front of the house.

To the first floor are two good double bedrooms, one with fitted wardrobes. The third bedroom is an L-shaped single room or study, with storage cupboard above the stairs. The re-fitted bathroom completes the accommodation.

A gated, block-paved driveway provides off road parking space. To the rear is a garden with paved seating area, raised lawn and decorative borders.

This is a very well-presented property which is likely to appeal to owner occupiers as well as investor purchasers.

- Gas Central Heating - Modern Combi Boiler
- PVCU Double Glazing
- Three Bedrooms
- Spacious Living Room opens to Dining Room
- Fitted Breakfast Kitchen
- Large Utility Room
- Recently Renewed Bathroom
- Recently Redecorated
- Gated Driveway
- No Onward Chain

Entrance Hallway  
3'0 x 9'9  
Under stair storage cupboard.

Living Room  
15'9 x 10'3  
Open to:

Dining Room  
8'9 x 7'9

Breakfast Kitchen  
13'6 x 8'8

Utility Room  
5'3 max x 13'7

First Floor Landing

Bedroom One  
13'3 plus doorway recess x 10'2 max

Bedroom Two  
12'2 reducing to 10'0 to fitted wardrobes x 8'10

Bedroom Three  
9'1 max x 10'2 max  
(L-shaped room) Cupboard over stairs.

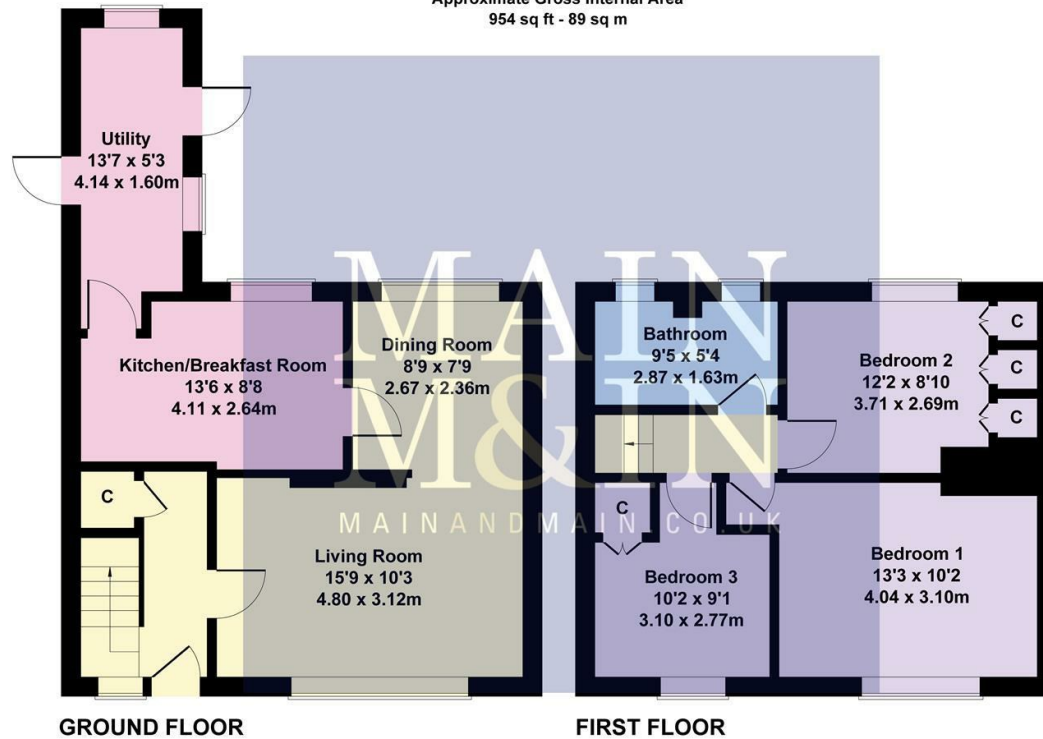
Bathroom  
9'5 x 5'4

Externally  
Gated block-paved driveway to the front providing off road parking space.  
Garden to the rear with paved seating area and a raised lawn.  
Access to the front via a gated ginnel, via door from Utility Room.

Tenure: Freehold  
Council Tax: Manchester A

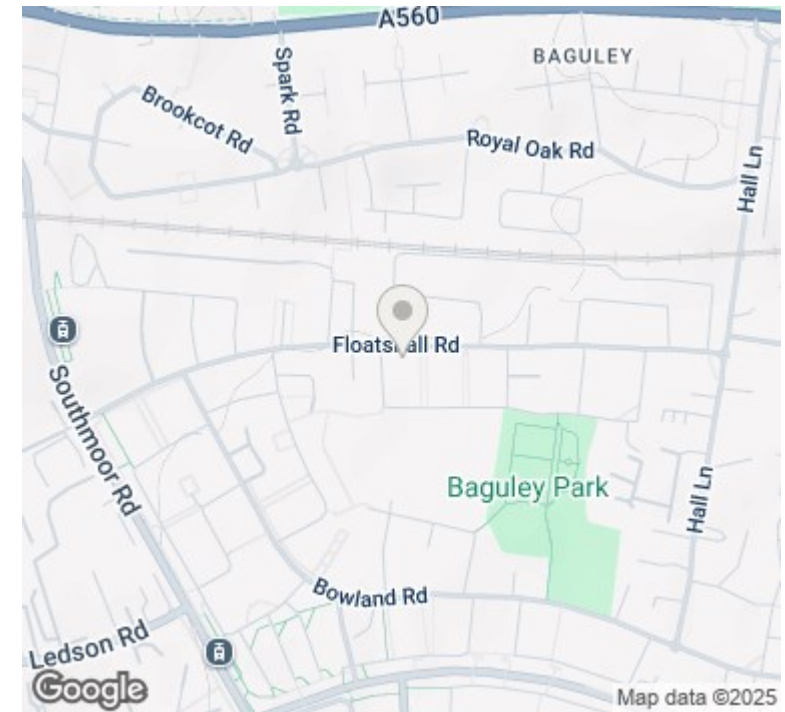


# **Floatshall Road** Approximate Gross Internal Area 954 sq ft - 89 sq m



To view this property call Main & Main on 0161 437 1338





Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (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 |           |

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Company Registration No. 5615498