



18 Hall Lane
Baguley M23 1AG
£237,500

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18 Hall Lane Baguley M23 1AG

£237,500

This semi-detached house is well-placed for access to transport networks, schools and amenities: The property is within easy reach of Wythenshawe Hospital and Manchester Airport.

The house is available with either no onward chain (vacant) or tenanted (currently on an AST at £900pcm). The property stands behind a grass verge, with gates leading to an area of hardstanding at the front of the house, with a large lawned garden to the side. To the rear is an enclosed paved garden.

The accommodation comprises: Entrance hallway, a spacious living room, breakfast kitchen and a rear vestibule leading to a downstairs WC. To the first floor are three well-proportioned bedrooms and a bathroom.

The house benefits from owned solar panels and modern insulation which help to award the house an 'A' grade EPC, significantly reducing heating costs. It forms part of an established residential area which is popular with owner-occupiers and investors alike.

An early viewing is advised as these homes are always sought after.



Tenure: Freehold
Council Tax: Manchester A

- Three Bedrooms
- Reception Room
- Breakfast Kitchen
- Downstairs WC
- Family Bathroom
- Gardens to Three Sides
- Popular Location
- Convenient Position
- Available with No Onward Chain
- Alternatively, Available Tenanted

Entrance Hallway

Living Room
14'10 red to 13'9 x 11'6

Breakfast Kitchen
14'11 max red to 11'6 x 8'10 max

Rear Hallway

Downstairs WC

First Floor Landing

Bedroom One
11'7 red to 10'2 x 10'4 max

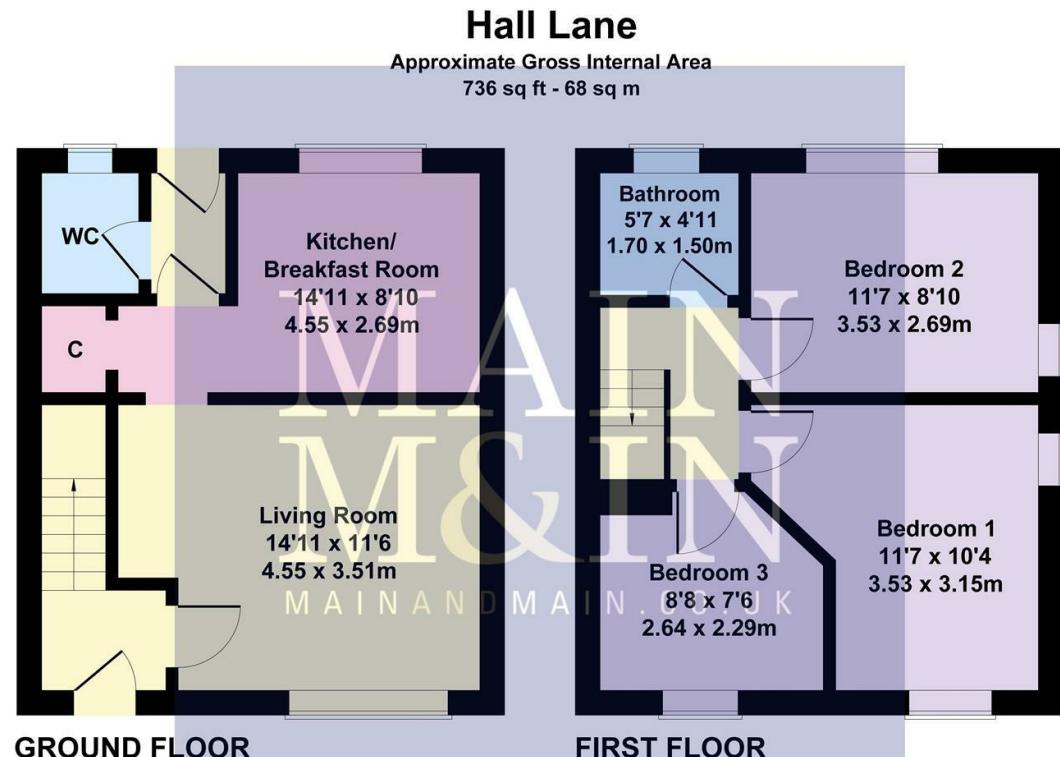
Bedroom Two
11'7 x 8'10

Bedroom Three
7'6 max x 8'8 max

Bathroom
5'7 x 4'11

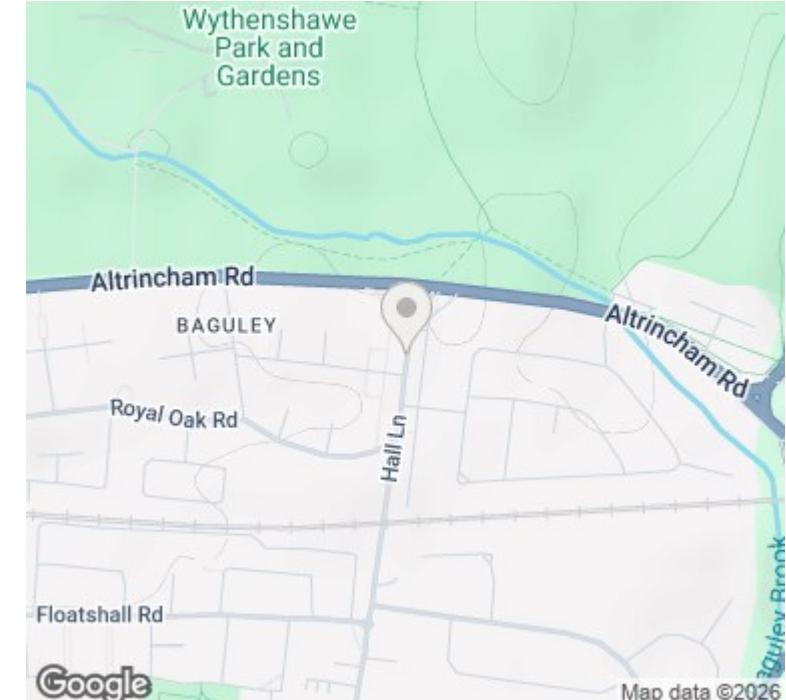
Externally

The property stands behind a large grass swathe, with pedestrian footpaths leading to the gates. There is an area of hardstanding to the front, with a lawned garden alongside. To the rear is an enclosed garden which is paved for ease of maintenance.



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 | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | 92 | 95 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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