

7 Bartley Road, Northenden, Manchester, M22 4BG



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VIDEO TOUR AVAILABLE An attractive & immaculately presented, FOUR BEDROOM, detached property. Located on a highly regarded tree lined road here in Northenden.

Within just a short walk to all the independent shops/bars/restaurants and schools on Palatine Road. Situated close by to fantastic transport links giving direct access into Manchester City Centre.

This spacious and beautifully presented property consist of; a welcoming entrance hall which benefits from a useful understairs storage cupboard, and also allows access to the downstairs W.C and into the garage, a delightful lounge to the front aspect benefitting from a bay window, a family room which leads into the large conservatory where you have views and access into the rear enclosed SOUTH FACING garden, a modern fitted kitchen completes this floor.

Stairs leading to the first-floor landing reveal four good sized bedrooms, one benefitting from an en-suite shower room, and three having built in wardrobes, a four-piece bathroom suite complete with walk in shower completes this fantastic family home.

The property benefits from gas fired central heating, an alarm system, solid wood flooring, a rear enclosed garden, a driveway providing off road parking, and a detached outbuilding currently being used as an office, which benefits from power.

£650,000





EPC Chart

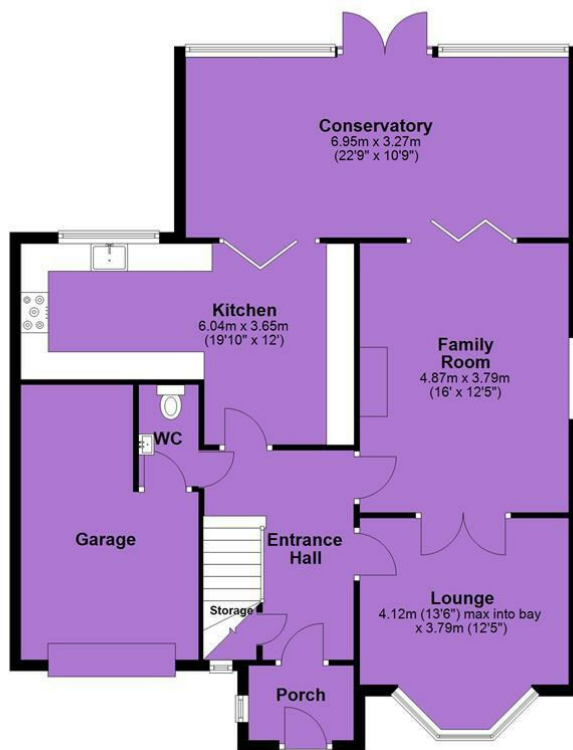
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



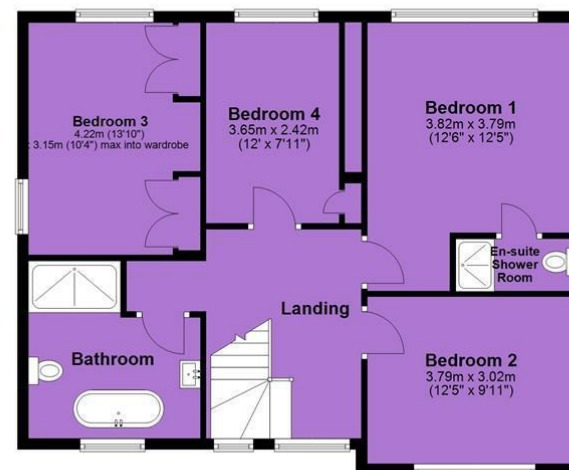
Tenure: Freehold Council Tax Band: F



Ground Floor



First Floor



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