

Plot 43, 7a Daisy Bank Park Laindon Road, Victoria Park, Manchester, M14 5YJ



**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £385,000

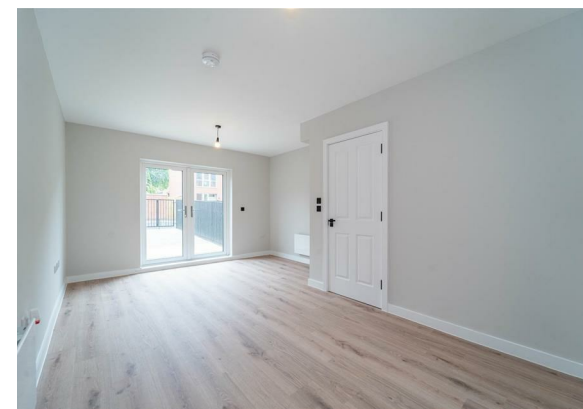
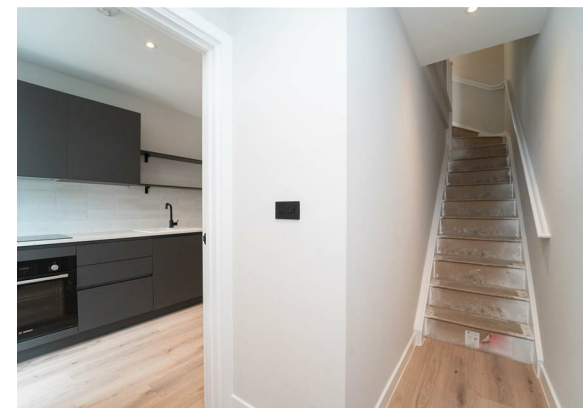
 3  2  1  C

\*\*\*VIDEO TOUR AVAILABLE\*\*\* Welcome to Daisy Bank Park, a select development of striking new build town houses, conveniently located within easy reach of Manchester City Centre. This brand new THREE DOUBLE BEDROOM home offers contemporary & versatile accommodation over three levels.

This well planned and modern property is ideally located with fantastic transport links giving you access to Manchester City centre and surrounding villages in South Manchester. There are schools, Whitworth park and amenities close by along with being just a short distance from Manchester Royal infirmary and The Armitage Sports Centre.

Benefits include high end fixtures and fittings throughout, 10 Year new build warranty, a rear enclosed garden, and a driveway providing off road parking.

OFFERED WITH NO VENDOR CHAIN.





## EPC Chart

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            | 71                                                                                                          | 77        |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



Tenure: **Freehold** Council Tax Band: **New Build**

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