

Plot 47 SHOW HOME, 11a Daisy Bank Park Laindon Road, Victoria Park, Manchester, M14
5Y1



JP&Brimelow
ESTATE AGENTS



🛏️ 4 🚿 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 FOUR 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.

In brief this spacious property consists of; an entrance hall, a contemporary fully fitted kitchen complete with useful storage cupboard, a beautiful lounge/dining room which allow access out into the rear garden, and a downstairs W.C completing this floor.

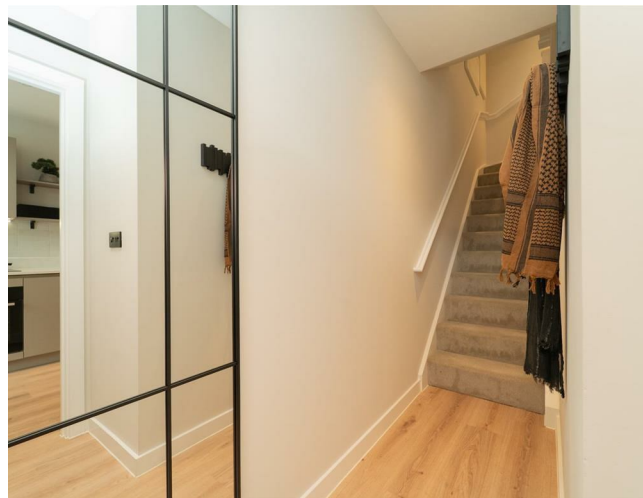
Stairs leading to the first-floor landing reveal a useful storage cupboard, and two double bedrooms, the principle benefitting from an en-suite shower room.

The second floor reveals an additional two bedrooms, useful storage, and a stylish three-piece bathroom suite completes this fantastic property.

Other 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.

£455,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	76
(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	

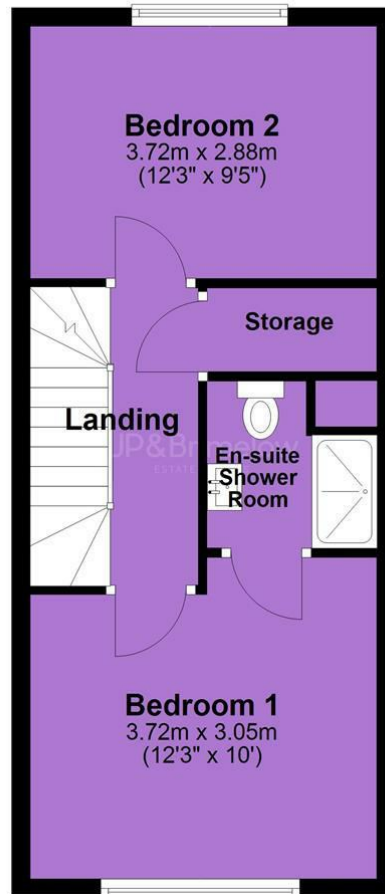


Tenure: Freehold Council Tax Band: New Build

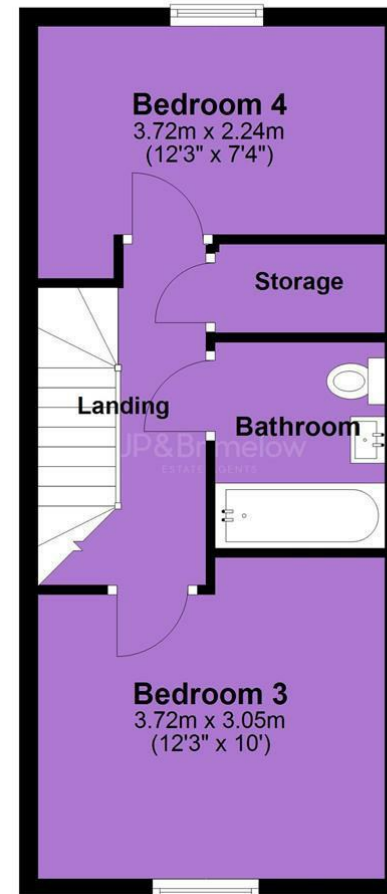
Ground Floor



First Floor



Second Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233

E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow

