

6 Morrell Road, Northenden, Manchester, M22 4WH



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VIDEO TOUR AVAILABLE An extended and immaculately presented, **THREE DOUBLE BEDROOM**, semi-detached property. Located on a quiet residential 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.

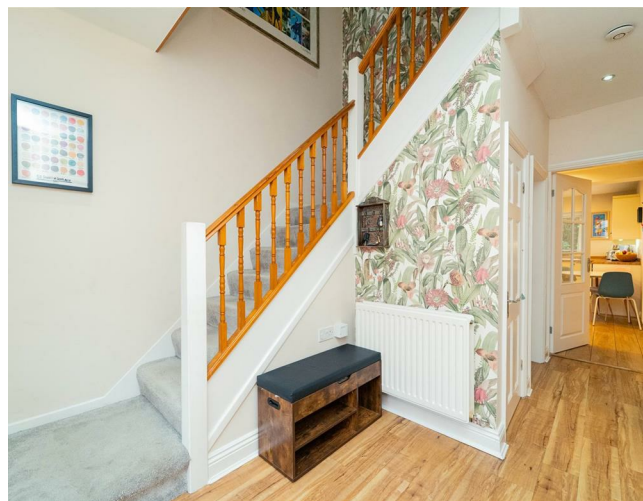
In brief the property consists of; an entrance hall with useful storage cupboard and W.C, a delightful family room benefitting from a bay window, a good sized lounge complete with feature fireplace, a dining area which has views and access out into the rear enclosed **SOUTH** facing garden, and a fitted kitchen which has access into the useful garage.

Stairs leading to the first-floor landing reveals a study, currently used as a walk-in wardrobe, a modern white four-piece bathroom suite, and two good sized double bedrooms one benefitting from an en-suite shower room and useful storage cupboard.

To the second floor there is a sizable principal bedroom completing this fantastic home.

The property benefits from gas fired central heating, an alarm system, high ceilings, a drive way providing off road parking, a garage, and a rear enclosed garden.

£450,000





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(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: C



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