Thompson's Estate Agents

Crossacres Road
Manchester M22 5AB

Offers in Excess of £275,000





***** AN EXCEPTIONALLY WELL-PRESENTED THREE-BEDROOM TERRACED HOME! ***** Beautifully presented throughout, this spacious family home offers the perfect opportunity for first-time buyers and young families looking for a property they can move straight into and enjoy. The well-proportioned accommodation comprises three generous bedrooms, an impressive 18ft lounge and dining area with patio doors opening onto the rear garden, a newly modern fitted kitchen and a modern three-piece bathroom. Externally, the property benefits from a double driveway to the front and a large rear garden, ideal for relaxing and entertaining. Further benefits include gas central heating with a new boiler fitted within the last couple of years and double glazing throughout. Perfectly positioned for convenience, the property is within easy reach of excellent local schools, shops and amenities. Crossacres Metrolink Station is just 0.3 miles away, providing convenient transport links, while the ever-popular Gatley Village is within a mile, offering a fantastic selection of independent shops, bars, restaurants and much more. An outstanding home that must be viewed to be fully appreciated! Early viewings are highly recommended. Contact our office today to arrange your appointment.





Thompson`s Estate Agents, 1-2 Atlantic Street, Altrincham, WA14 5FA
Phone: 01615324455, Email: hello@thompsonsestateagents.com
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Entrance Hallway
Upvc half double glazed door to the front, ceiling light point, laminate flooring, carpeted stairs to the first floor, door into the living room.

Lounge/Diner
Laminate flooring, ceiling light point, large double glazed window to the front and double glazed patio doors onto the rear garden. Wall mounted radiator, wall mounted electric fire, tv point and plug points. Access into the kitchen.

Kitchen
A brand new dark green shaker style kitchen with a range of wall and base unit cupboards with contrasting worktops with matching upstands and gold hardware. Herringbone style laminate flooring, two ceiling spotlights, double glazed window to the rear, upvc glass door to the front and one to the rear. Gas hob, with over head extractor, electric oven, integrated dishwasher and sink with mixer tap. Space for a fridge freezer and washing machine.

First Floor Landing
Carpeted stairs and landing, ceiling light point, loft hatch access with drop down ladder, and storage cupboard with a new combi boiler.

Bedroom One
Carpeted flooring, large double glazed window to the front, plug points, ceiling light point and a wall mounted radiator.

Bedroom Two
Carpeted flooring, large double glazed window to the front, ceiling light point, plug points and a wall mounted radiator.

Bedroom Three
Laminate flooring, large double glazed window to the rear, ceiling light point, clothes rail fitted within the alcove, plug points and a wall mounted fitted radiator.

Bathroom
Fully tiled bathroom with oversized grey wall and floor tiles. Two double glazed windows to the rear, ceiling spot lights, wall hung W.C, wall hung sink and vanity unit, bath with shower over, chrome hardware and chrome wall mounted towel rail.

Outside
To the front of the property there is a large, tarmacked driveway with brick boarder suitable for offer road parking for two vehicles. To the rear there is a large decorative Indian stone patio in Raj green, low maintenance flower beds, raised decked seating area and large lawn area.

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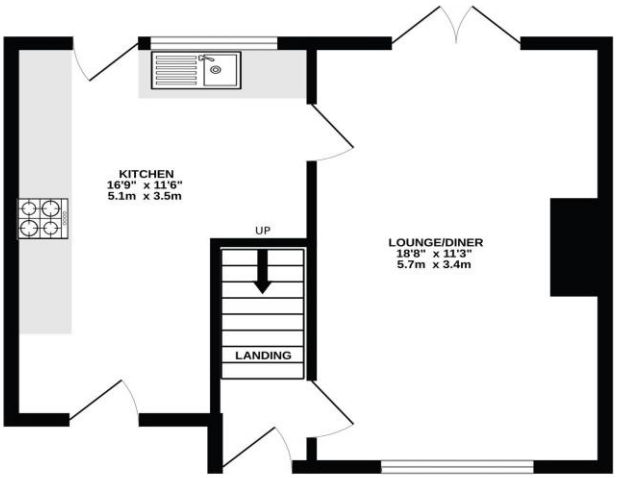


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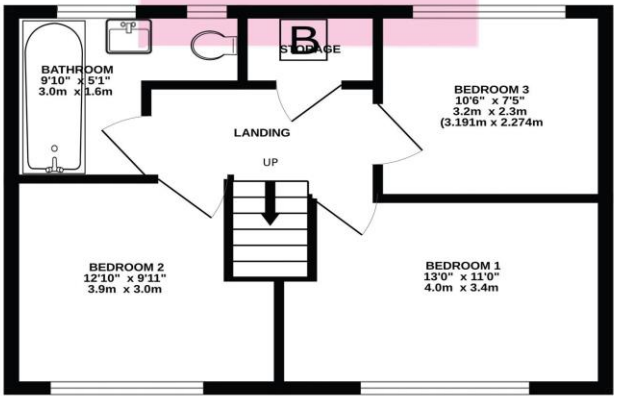
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GROUND FLOOR



1ST FLOOR

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M22 5AB!

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

64 Crossacres Road MANCHESTER M22 5AB	Energy rating **C**	Valid until:	**5 February 2033**
		Certificate number:	**7107-4722-6000-0067-7202**

Property type	Mid-terrace house
Total floor area	79 square metres

Rules on letting this property

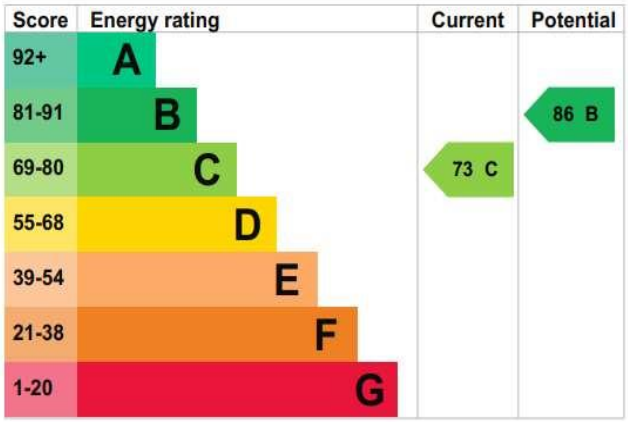
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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