



## 4 bed terraced house to buy in M8

Saddlecote Close, Manchester, Greater Manchester, M8 5QE

**£260,000** Starting Bid

 x 4  x 3  x 2

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions apply. Starting Bid £260,000
- ✓ Three Storey Townhouse
- ✓ FOUR DOUBLE Bedrooms
- ✓ Two En Suite Shower Rooms Plus Bathroom And Guests WC
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

This impressive three-storey townhouse presents a superb opportunity for families or professionals seeking spacious and versatile accommodation within easy reach of Manchester city centre. The property is offered with no onward chain and features four generously proportioned double bedrooms, ensuring ample space for restful retreats or flexible home office arrangements. Two of the bedrooms benefit from contemporary en suite shower rooms, while a well-appointed family bathroom and a convenient guests WC serve the remaining areas, providing excellent comfort and privacy for both residents and visitors.

The layout is thoughtfully designed, with a spacious modern fitted kitchen and dining area forming the heart of the home, ideal for both every-day living and entertaining. The kitchen is equipped with fitted wall and base units and some integrated appliances, and plentiful workspace, making it a pleasure for any culinary enthusiast.

There is also a versatile snug and lounge, which includes a kitchenette and could easily serve as a fifth bedroom, playroom, or additional reception space depending on your needs.

Throughout the property, neutral décor and quality finishes create a bright and inviting atmosphere, while large windows ensure an abundance of natural light. Practical features include a garage and parking, offering secure storage and peace of mind for vehicles or bicycles. The townhouse is conveniently situated with easy access to Manchester's vibrant centre meaning that a wealth of shops, restaurants, cultural attractions, and transport links are all within easy reach.

Whether you are commuting for work, exploring local amenities, or seeking a comfortable and stylish family home, this property represents an excellent choice. With no onward chain, the purchase process is streamlined and straightforward, allowing for a smooth transition to your new home. This modern townhouse is a rare find, offering generous space, flexible living options, and a highly sought-after location, making it a must-see for discerning buyers.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £260,000

Property Type: Terraced House

Parking: Allocated

Year built: 2007

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic



| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            | 88        |
| (69-80) <b>C</b>                                   | 79                         |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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