



**Sussex Road  
Cadishead  
Manchester  
M44 5HS**

**Offers In Excess Of £175,000**

**bettermove**

# Sussex Road Manchester

Bettermove are proud to present this 3 bedroom semi-detached house in Manchester available with no forward chain.

The property is vacant for immediate possession.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is A.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen and family bathroom on the ground floor. The first floor consists of bedrooms. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Cadishead, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M62, A57 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





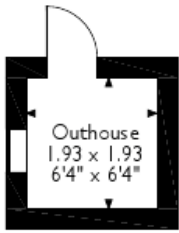
Sussex Road, Cadishead, Manchester, Greater Manchester

Approximate Gross Internal Area

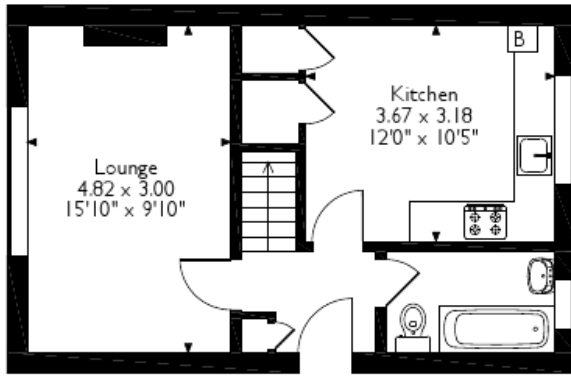
Main House = 72 Sq M/775 Sq Ft

Outbuilding = 4 Sq M/43 Sq Ft

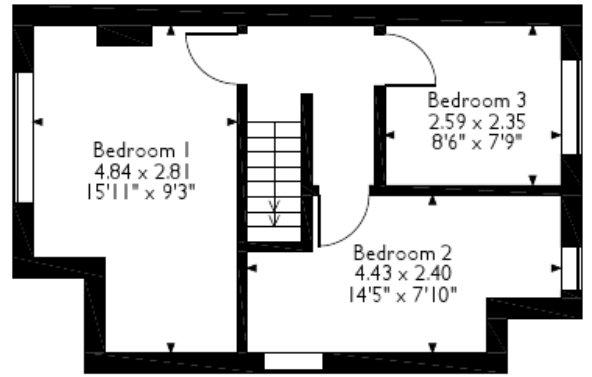
Total = 76 Sq M/818 Sq Ft



**Outbuilding**



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	32	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC



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