



**Calbourne Crescent
Manchester
M12**

Offers in Excess of £180,000

bettermove

Calbourne Crescent Manchester

Bettermove are proud to present this 2 bedroom detached bungalow in Longsight, Manchester, available with no forward chain.

This is a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing and gas central heating throughout, with off road parking available via the driveway and garage.

The council tax band is B.

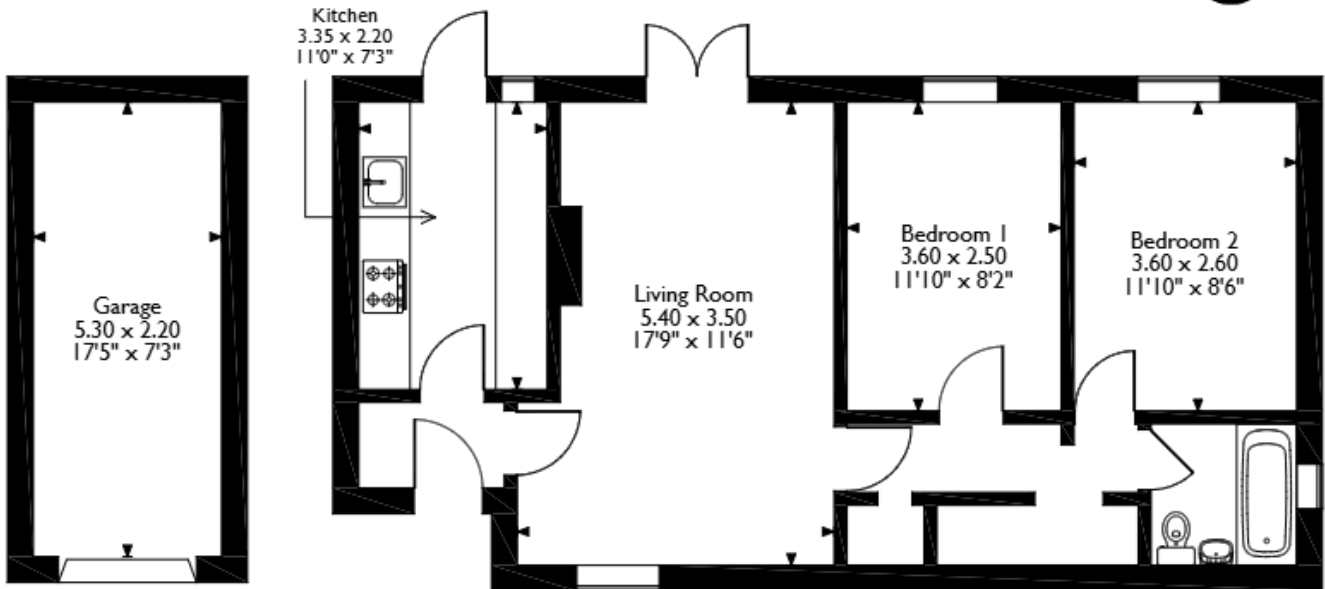
The interior of this property comprises a spacious living room, fitted kitchen, two double bedrooms and a family bathroom. The exterior boasts a detached garage, and a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Longsight, Manchester, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Belle Vue and Levenshulme Railway Station and a variety of local bus routes, giving direct access into Manchester City Centre, with close access to the M60.


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




Calbourne Crescent, Manchester
 Approximate Gross Internal Area
 Main House = 57 Sq M/614 Sq Ft
 Garage = 12 Sq M/129 Sq Ft
 Total = 69 Sq M/743 Sq Ft



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
Very energy efficient - lower running costs		
(92+) A	70	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A	68	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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