




Butcher Lane, Manchester M23 9FY £485,000

There is nothing **\*\*NOT TO LOVE ABOUT THE BARN\*\*** which is a **\*\* SUPERB EXAMPLE OF A BESPOKE BEAUTIFULLY DESIGNED\*\*** THREE / FOUR BEDROOM FAMILY HOME. The attention to detail is second to none providing a beautiful home to move straight in. No expense has been spared in creating an individual property which cleverly combines both contemporary, traditional and modern themes throughout. There are two wood burning and multi-fuel stoves, under floor heating in the Kitchen, traditional oak beams and doors with thumb latch openings, quality limestone flooring, and a superb outdoor entertaining area to name but a few of the individual touches this property enjoys. Briefly the property is located at the end of a quiet lane and tucked away providing a high degree of privacy. Our vendor is a reputable builder who builds high quality homes. Briefly the property comprises to the ground floor, Entrance Hallway, opening into Dining Room leading to superb open plan Lounge with bi-folding doors stretching the width of the room, and a superb roof lantern styled glass ceiling, flooding the room with an abundance of natural light, bespoke high quality Kitchen with range style cooker, continuing on the ground floor, access into the fabulous hallway with double doors leading into the rear garden and further doors leading to spacious Bedroom boasting multi-fuel burner and feature beams, door to Bedroom 4 / Study Room, access to the ground floor Shower / Wet Room fitted with high quality fitments. A bespoke designed stone step and oak staircase and paneling, leads to the landing boasting high

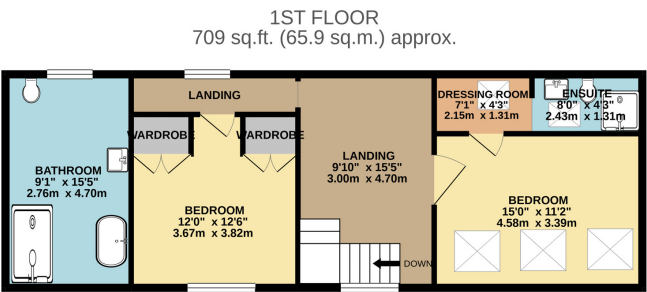
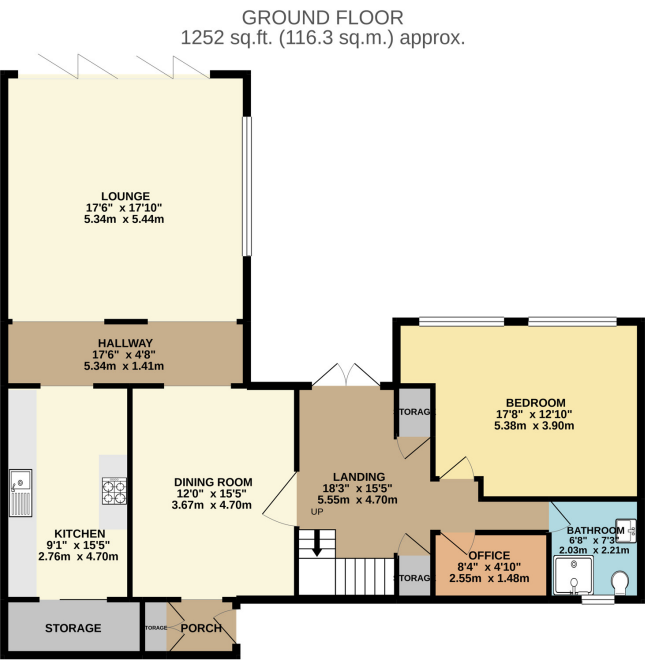
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



Measurements

GROUND FLOOR

- ENTRANCE HALLWAY
- DINING ROOM
- LOUNGE / SITTING ROOM
- KITCHEN
- BEDROOM 2
- BEDROOM 4
- GROUND FLOOR SHOWER ROOM
- INNER HALLWAY
- FIRST FLOOR
- Floor plan
- MASTER BEDROOM SUITE
- WET ROOM
- LANDING
- BEDROOM 3
- FAMILY BATHROOM
- EXTERNAL



TOTAL FLOOR AREA : 1961 sq.ft. (182.2 sq.m.) approx.

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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