



**Shawbrook Road
Manchester
M19 1JE**

Offers in Excess of £455,000

bettermove

Shawbrook Road Manchester

Bettermove are proud to present this 6 bedroom semi-detached house in Manchester. Call for details!

The property benefits from double glazing, gas central heating throughout and has off street parking available via a driveway. This property is Leasehold with 110 years remaining. The ground rent is £6 per annum and there is no service charge to pay.

The interior of this beautifully-presented property comprises of a spacious living room, dining room and fitted kitchen on the ground floor and two of the bedrooms. The first floor comprises 4 bedrooms and the family bathroom. The exterior of the property boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Heaton Moor, Manchester the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Heaton Chapel, Mauldeth Road, Burnage train station and M60.

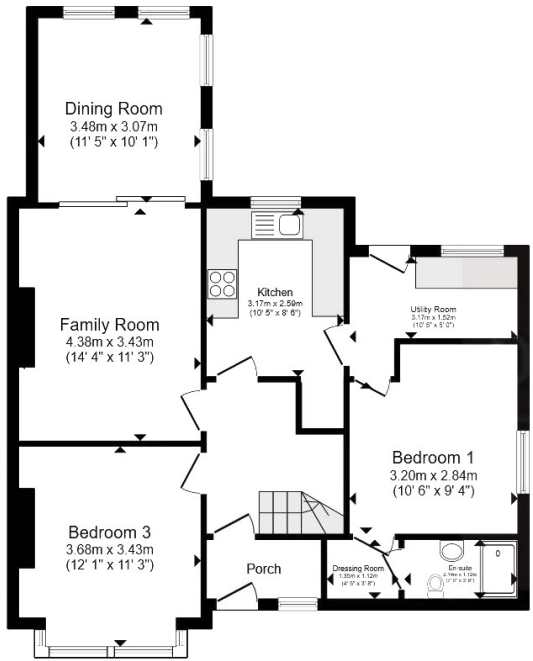
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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.

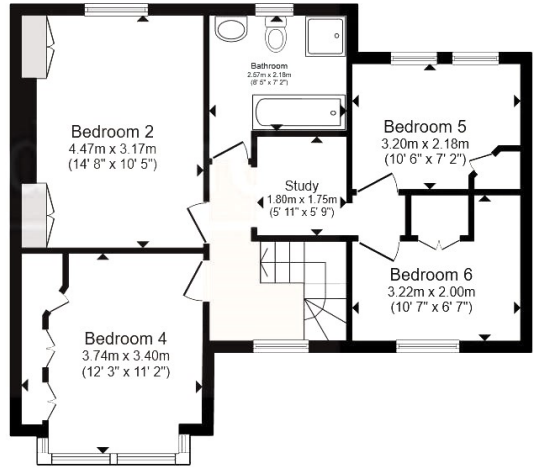
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

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

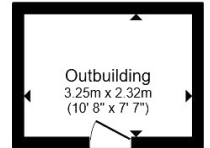




Ground Floor



First Floor



Outbuilding

Total floor area 148.3 sq.m. (1,596 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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