





# 34 Heppleton Road, Manchester

Offers Over £220,000

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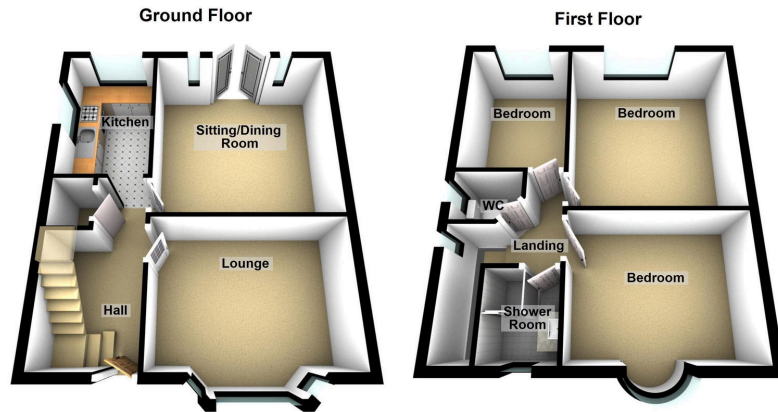


- Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Immaculate Presentation
- Large Corner Plot
- Potential to Extend (subject to planning)
- EPC - D





Occupying a good sized plot is this three bedroom, two reception room semi-detached property presented in immaculate condition. Ideally suited to the young and growing family the property has been fully refurbished by the current owner and is ready to move straight in to. Internally the good size living space comprises, entrance hallway, lounge, separate sitting/dining room and brand new kitchen to the ground floor whilst to the first floor there are three good size bedrooms (the third bedroom having had the chimney breast removed to make it a useable bedroom) and a beautiful modern shower room with separate wc. Externally the property has a driveway to the front providing off road parking (new in 2022), a low maintenance garden to the rear and a one hundred square meter gated garden to the side which, subject to planning, would allow the new owner to extend the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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