



edwards & gray

## 26 Longshaw Close

Offers Over £230,000

 3  2  1

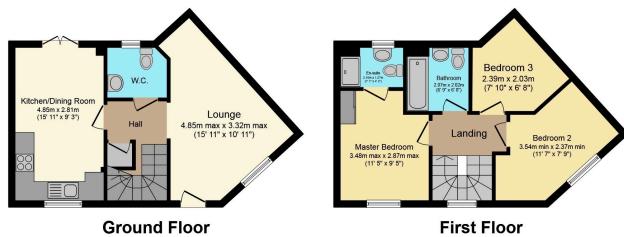


- No Onward Chain
- Rear Garden
- Gated Driveway
- Three Double Bedrooms
- Downstairs WC
- Under Stairs Storage
- 15 Minute Drive to Manchester City Centre
- Close to North Manchester General Hospital

Edwards & Gray are delighted to offer for sale this modern semi detached house situated a few minutes from North Manchester General Hospital, Irk Valley Community School, transport links, green space and local amenities making it an ideal location for families and young professionals. It is ideal to commute from with Manchester City Centre and Piccadilly Train Station only a 15 minute drive away.

The property briefly comprises to the ground floor, the living room, kitchen with dining area, downstairs W.C. and under the stairs storage. To the first floor are three double bedrooms, the master with ensuite and main bathroom.

Further benefits include a gated driveway, rear garden, double glazing and gas central heating.



Total floor area 76.0 sq. m. (818 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Edwards and Gray Estate Agents  
Fort Dunlop, Fort Parkway, Birmingham, B24 9FE

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

Tel: 0121 368 1538

Visit: [www.edwardsandgray.co.uk](http://www.edwardsandgray.co.uk)

Email: [hello@edwardsandgray.co.uk](mailto:hello@edwardsandgray.co.uk)