



Bedroom Three



Bathroom



Bedroom Four



Bedroom Five



Rear Lane



Rear Elevation



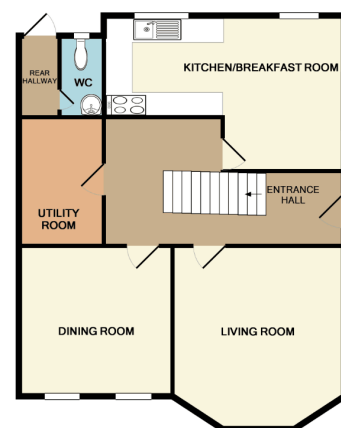
Rear Garden



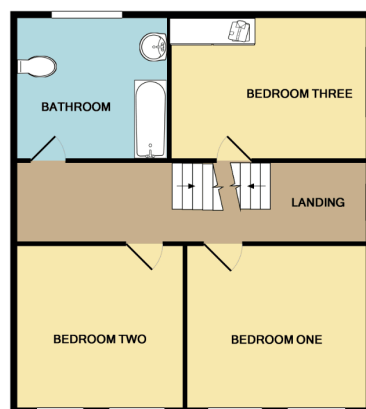
Side Aspect



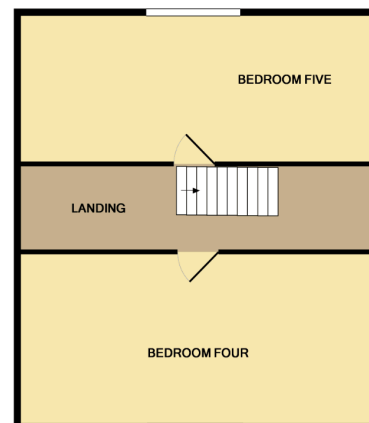
Front Aspect



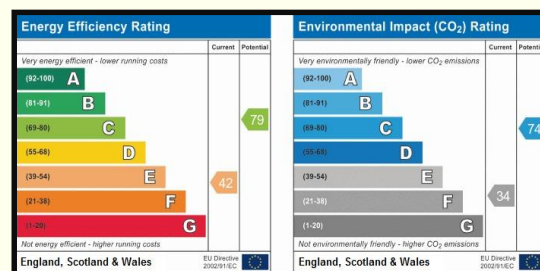
GROUND FLOOR  
APPROX. FLOOR  
AREA 781 SQ.FT.  
(70.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 709 SQ.FT.  
(65.9 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 709 SQ.FT.  
(65.9 SQ.M.)



EPC



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Incorporating: Wright Dickson & Catlow, WDC Estates

## 76 NEW LANE, MANCHESTER, GREATER MANCHESTER M30 7JJ



- Victorian 5 bed semi detached
- Accommodation over 3 floors
- Great potential
- Lovely period features
- Useful cellar rooms
- Good local amenities & schools
- Garage & parking to rear
- Viewing highly recommended!



**£265,000**

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A great opportunity to purchase this versatile and attractive five-bedroom Victorian semi-detached house, with many period features. The property is in need of some updating and is set over three floors with lots of potential. This family size home is well placed for good schools, shops and amenities. The motorway network, public transport links and the Trafford Centre are close by. Viewing is highly recommended! The spacious and flexible accommodation briefly comprises; Reception hall, living room, dining room, kitchen/breakfast room, utility room and a guest WC. On the first floor there are three double bedrooms and a family bathroom. Second floor, there are two further double bedrooms. There are cellar rooms, which can be accessed via the reception hall. The cellar is divided into four good size rooms, which are currently utilised for storage, but has excellent scope to convert. The property also benefits from double glazing to the majority and gas central heating.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Reception Hall** 18' 6" x 10' 0" (5.63m x 3.05m) Coving, Feature Staircase, Door and Steps which lead to the cellar, radiator.

**Living Room** 13' 1" x 13' 11" (3.98m x 4.24m) Upvc Double Glazed bay window to the front aspect, original feature fire surround with gas fire, coving and radiator.

**Dining Room** 12' 2" x 11' 11" (3.71m x 3.63m) Two Upvc Double Glazed windows to the front aspect, feature fire surround with gas fire, coving, radiator.

**Kitchen/Breakfast Room** 18' 4" x 7' 10" (5.58m x 2.39m) Kitchen Upvc Double Glazed Window to rear aspect, fitted wall and base units with complementary work surfaces, tiled splashbacks, stainless steel sink unit with mixer tap, space for a cooker and fridge. Breakfast Area Two Upvc Double Glazed Windows to the side and rear aspects, radiator.

**Utility Room** 10' 0" x 6' 8" (3.05m x 2.03m) Fitted wall units, space and plumbing for a washer and a tumble dryer.

**Rear Hallway** 5' 0" x 3' 2" (1.52m x 0.96m) Upvc frosted double glazed door to rear aspect, door leading into downstairs WC.

**WC** 4' 5" x 3' 1" (1.35m x 0.94m) Upvc frosted double glazed window, low level WC, wash basin and part tiling to the walls.

**Landing** 18' 3" x 5' 11" (5.56m x 1.80m) Frosted window to side aspect, coving, staircase continues to the second floor.

**Bedroom One** 13' 1" x 14' 0" (3.98m x 4.26m) Two Upvc Double Glazed Windows to the front aspect, coving, radiator.

**Bedroom Two** 12' 2" x 11' 10" (3.71m x 3.60m) Two Upvc Double Glazed Windows to the front aspect, fitted wardrobe, coving, radiator.

**Bedroom Three** 11' 11" x 11' 11" (3.63m x 3.63m) Upvc Double Glazed Window to the side aspect, fitted wardrobe, radiator.

**Bathroom** 5' 11" x 12' 1" (1.80m x 3.68m) Upvc frosted double glazed window to the rear aspect, three piece suite comprising of, tiled enclosed bath, low level WC, wash basin, tiling to the walls, radiator.

**Second Floor Landing** 18' 3" x 5' 11" (5.56m x 1.80m) Doors leading to bedrooms four and five.

**Bedroom Four** 13' 2" x 13' 9" (4.01m x 4.19m) Upvc Double Glazed Window to front aspect, radiator.

**Bedroom Five** 18' 3" x 11' 10" (5.56m x 3.60m) Upvc Double Glazed Window to the rear aspect, radiator.

**Cellar** There are four spacious rooms which could have many variations of use but are currently used for storage.

**Outside** There is an open plan laid to lawn garden to the front. The rear garden is substantial in size and mature, with a laid to lawn area. There is also an array of tree and plant displays along with a patio area. Beyond the garden there is a single garage and parking.

**Disclaimer** This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.



**Reception Hall**



**Dining Room**



**Kitchen/Breakfast**



**Breakfast Room**



**Bedroom One**



**Bedroom Two**

**Please note: all viewings are by appointment only through our Walkden Office**