



 **3**
Bedrooms

 **2**
Bathrooms



****Available Now**** C & R City are pleased to bring to the market this Three-bedroom semi-detached family home in the popular Cheetwood area. Close to the city center and the motorways, the location of this property is ideal. The property comprises of a large main living room with French doors leading to a spacious rear garden, an open plan kitchen/dining area and a guest W.C to the ground floor. On the first floor; One large double bedroom, two further bedrooms and a family bathroom.

The property is double glazed throughout, and benefits from a spacious driveway. Situated on the Manor Park Bellways Development offering a high standard of living at a fraction of the city centre prices. A must-see property!! Call our City Office today to arrange your viewing, before it is too late!!

Council Tax Band: B

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |
enquiries@candrproperties.co.uk

0161 227 9990 

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Council Tax Band: B

EPC Rating: C



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Olanyian Drive, Manchester, M8 8YU

