



## Button Lane, Manchester, M23

Asking Price

**£285,000**

Three Bedroom Mid Terraced Family Home  
Bespoke Fitted Kitchen and Bathrooms  
Fully Re-Wired - UPVc and GCH Throughout  
Walking Distance to Metrolink Tram Stop

Beautifully Renovated Throughout  
New Flooring and Fully Decorated Interior  
No Chain Vendor  
Close to Local Shops and Schools

Offered for sale at Button Lane, in the popular residential area of Sale Moor, Manchester, is this beautifully renovated three-bedroom, mid-terraced family home. Available for a competitive asking price of £285,000, this stunning property offers an ideal setting for families looking for a modern and stylish place to call home. With no vendor chain, this property presents an excellent opportunity for those seeking the ease of a move-in ready condition.



This remarkable property boasts three generously proportioned bedrooms and two stylish, bespoke fitted bathrooms. The cosy reception room provides an inviting ambience, making it an ideal space to relax and entertain alike. Much attention has been given to the renovation of this home, including newly-appointed flooring and a fresh interior decor. It's sure to impress even the most discerning house hunters.



The heart of the home is unquestionably the bespoke fitted kitchen, with its sleek, modern design offering a truly luxurious culinary setting. The entire property benefits from UPVc glazing and efficient gas central heating throughout, ensuring a warm and comfortable dwelling regardless of the season.



This property has been fully rewired to meet current standards and regulations, adding to its appeal as a safe and secure family home. This blend of modern comforts and aesthetic appeal creates an ideal, ready-to-move-in canvas that any new owner can readily personalise.



The location of this mid-terrace house is unbeatably convenient. It's within walking distance to the Metrolink tram stop, enabling easy access to Manchester city centre and the surrounding areas. Additionally, local shops and schools are just a short stroll away. The close proximity of these amenities not only offers incredible convenience but also enhances the desirability of this home for family living.

In summary, this exquisitely renovated mid-terrace family home on Button Lane - offering comfortable, modern living spaces, great potential, and an enviable location - is a fantastic opportunity. Its appealing asking price, coupled with its superb presentation and desirable location, makes this property a must-see.



### **Ground Floor**

#### **Entrance Hall**

With modern wood laminate to floor, leading to ground floor rooms and carpeted stairs.

#### **Living Room**

*14' (4m 26cm) x 10' (3m 4cm) 8"*

Bright and spacious living room with modern laminate flooring, UPVc double glazed Bay fronted window, radiator, ample space for free standing lounge furniture.



#### **Dining Kitchen**

*14' (4m 26cm) x 10' (3m 4cm) 8"*

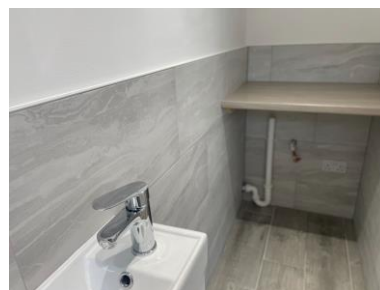
Stunning fitted kitchen with Hi-Gloss base and eye level units with under counter lights, complimentary work surface over and tiled splash backs, integrated four ring gas hob with electric oven and extractor fan, radiator, stainless steel one

and half sink unit with mixer tap, ceiling down lights, UPVc double glazed patio doors leading into the Conservatory. Space for table and chairs.

### **Conservatory**

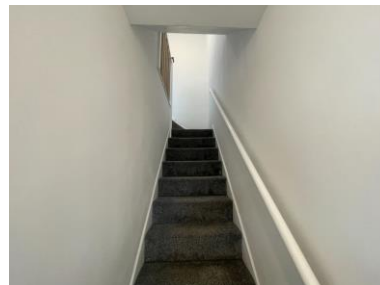
8' (2m 43cm) 4" x 7' (2m 13cm)

UPVc double glazed conservatory with modern laminate flooring and double doors leading onto the rear garden.



### **Downstairs WC and Utility Room**

With modern laminate to floor, low level WC, ceramic hand wash basin. Plumbing and electrics for washing machine and drier.



### **First Floor**

#### **Bedroom One**

12' (3m 65cm) x 10' (3m 4cm) 2"

With newly laid carpet to floor, radiator, UPVc double glazed windows to the front aspect, ample space for double bed and free standing bedroom furniture.



#### **Bedroom Two**

12' (3m 65cm) x 11' (3m 35cm) 2"

With newly laid carpet to floor, radiator, UPVc double glazed windows to the rear aspect, ample space for double bed and free standing bedroom furniture.



#### **Bedroom Three**

8' (2m 43cm) 6" x 7' (2m 13cm) 4"

Single bedroom with newly laid carpet to floor, UPVc double glazed window to the front aspect, radiator.



### **Family Bathroom**

Bespoke fitted bathroom suite boasting fully tiled walls, modern laminate flooring, panelled bath with rainfall shower and extra attachment, glass shower screen, inset low level WC and modern hand wash basin set in vanity unit, ceiling down lights, extractor fan, UPVc double glazed frosted windows to the rear aspect.



### **Outside**

There is a small front garden with mature shrubbery. The rear garden is mainly laid to lawn with wood panel fencing to the borders.

### **Disclaimer**

Disclaimer: These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves