

Plot 2 The Egerton, Simpson Gardens, Simpson Grove
£325,000

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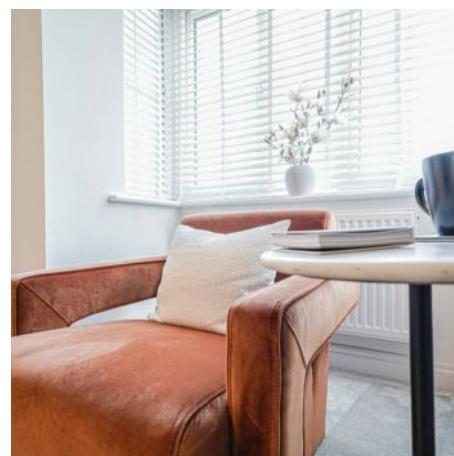
Simpson Grove, Manchester

Welcome to Simpson Gardens, Boothstown, where luxury meets convenience. This stunning 3-bedroom semi-detached freehold new build "The Egerton," boasts high-specification fixtures and fittings.

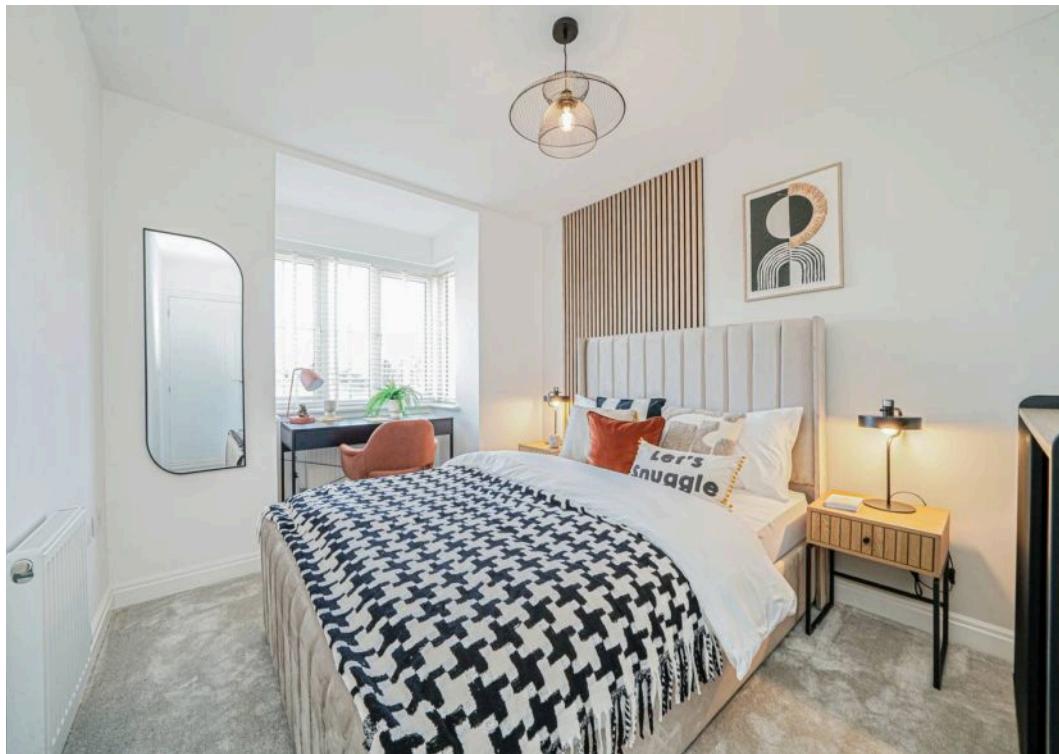
Council Tax band: TBD

Tenure: Freehold

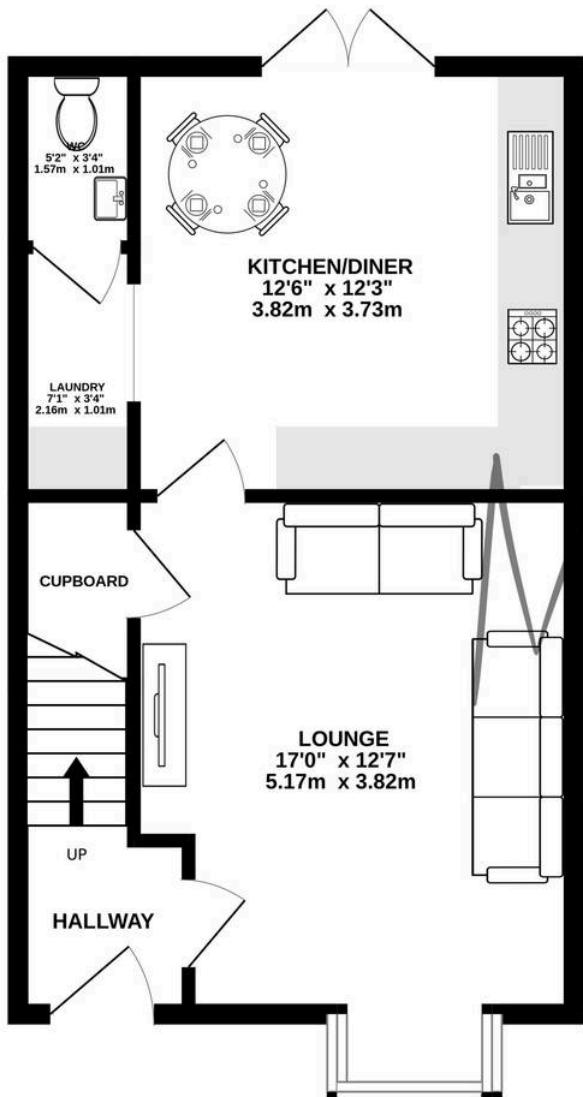
- Excellent energy efficiency
- Must be viewed to appreciated
- Driveway Parking for two cars
- Many local amenities and transport links
- Prime Boothstown location
- Tenure: Freehold
- Brand New Development
- Simpson Gardens, Boothstown
- 10 Year structural warranty
- High specification fixtures and fittings
- Exclusive 20 plot estate
- The Egerton - 3 bed semi-detached



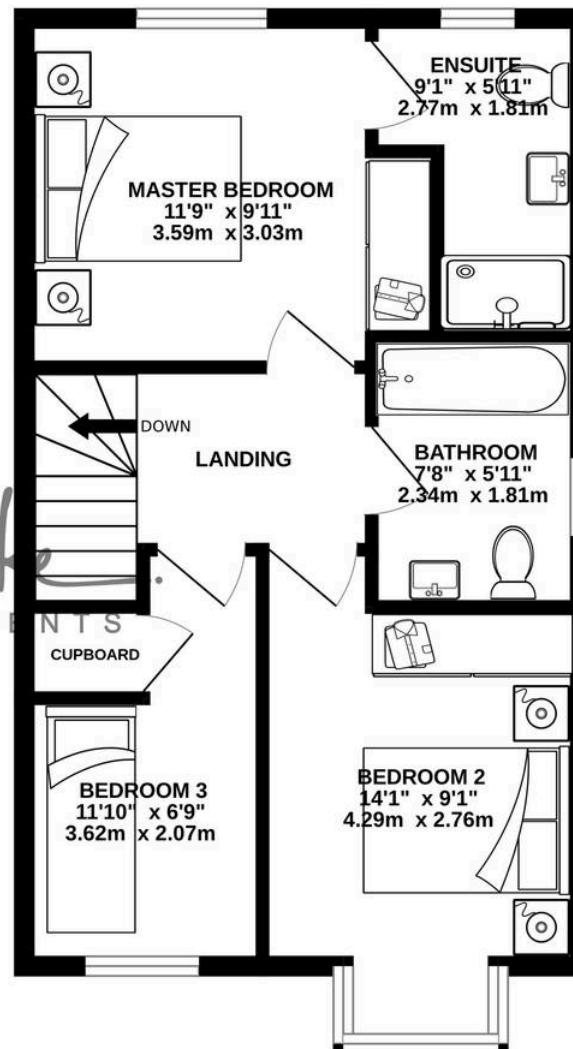




GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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