

*JP & Brimelow*

*SALES*

*Price £169,950*



*8 Grangethorpe Drive, Burnage,  
Manchester, M19 2LG*

## Withington

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### Description:

Set back on a tree lined road, this is a rare opportunity to own a period, TWO BEDROOM BUNGALOW with a spacious lounge, full-width conservatory, fitted kitchen, spacious bathroom and a boarded loft. With OFF ROAD PARKING. this property boasts Upvc double glazed windows, a Worcester, gas central heating system and a large decked garden to the rear and side. Close to local shops and amenities. To arrange a viewing, please contact the JP & Brimelow Withington Sales office.

### IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

### Property Overview:

An extremely rare to market, period bungalow set on the popular, tree-lined Grangethorpe Drive, on the borders of M20. Within walking distance of local shops, schools and amenities including the train and bus offering links to Manchester city centre, the airport and beyond. The area is served by two railway stations, Burnage and Mauldeth Road. Larger supermarkets in the locale include Tesco and Aldi and there is a large leisure facility at the Parris Wood complex, that includes, a cinema, bowling, restaurants and a branded gym.

### Entrance Hallway:

Through the hardwood door into the light bathed hallway, featuring: Traditional exposed brick wall and decoration. Ceiling light,. Wall mounted radiator.

### Living Room (or Bedroom Two): 18'11x9'10 into bay (5.77m x 3.00m into

Large living room featuring: Exposed brick fireplace. Three Upvc double glazed windows. Stylish wooden panelling. Ceiling light. Power points. Bespoke fitted

cupboards giving ample storage. Wall mounted radiator.

### Kitchen: 10'07x7'10 max (3.23m x 2.39m max)

Compact and well designed kitchen featuring: A range of a eye and base level storage units. Roll edge work surface. Integrated gas oven and hob with overhead extractor. Exposed brick walls. Ceiling light. White sink with mixer tap. Two Upvc double glazed windows. Ceiling light. Power Points.

### Bedroom One: 12'06 x 9'10 max (3.81m x 3.00m max)

Double bedroom featuring: Fitted wardrobes. Upvc double glazed window. Wall mounted radiator. Fitted air conditioning unit. Exposed wooden floor. Ceiling light. Power Points.

### Bathroom: 6'05 x 6'05 max (1.96m x 1.96m max)

Fitted bathroom featuring: Corner panelled, whirlpool bath . Low level WC. Pedestal hand wash basin. Tiled flooring and partially tiled walls. Upvc double glazed window.

### Bedroom Two (or Lounge): 9'05 x 9'05 max (2.87m x 2.87m max)

Currently used as a study, the second double bedroom features; Fitted storage units and desk. Wall mounted radiator. Ceiling light. Power Points. Wooden patio doors leading to the conservatory.

### Dining Conservatory: 16'08 x 8'0 (5.08m x 2.44m)

Large dining conservatory running the width of the property, with double glazed, wooden framed window. Ceiling light points. Feature radiator. Can be used all year round.

### Loft:

Large, boarded loft space.

### Exterior:

To the front aspect a paved driveway with and path, finished off with well stocked flower beds. To the rear an enclosed, decked yard with shed and conservatory as



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well as pathway to the sides of the property.

## Directions:

From our Withington office cross Wilmslow Road and up along Swinbourne Grove and turn left at the end on to Parsonage Road. Proceed over the junction with Parrswood Road, alongside Ladybarn Park and over the junction with Mauldeth Road, on to Talbot Road. Continue over the junction at end before crossing over Kingsway on to Grangethorpe Drive. The property can be found a short distance along on the left hand side.

## Tenure:

Freehold

## Assessment:

Council Tax Band C

## Financial Information:

At JP & Brimelow we offer access to a mortgage advice service, dedicated to finding you the best mortgage and protection solutions to meet your financial needs. To make an appointment to see a Mortgage Consultant, or for further information about the service, please contact Brendan at Brown Financial Services Ltd. E-mail: [Brendan@brownfinancialservices.co.uk](mailto:Brendan@brownfinancialservices.co.uk) Mob: 07764 942896 Landline: 0161 976 2628.

Our charges are usually £149 if the mortgage advance is £100,000 or below and no fee is charged if the mortgage advance is £100,001 or above. In addition to this we will also be paid a procurement fee from the lender.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Brown Financial Services Ltd is an Appointed Representative of Pink Home Loans. Pink Home Loans is a trading name of Advance Mortgage Funding Limited.

## Viewing:

By appointment through the JP & Brimelow Withington Sales office.



## Energy Performance Certificate



8, Grangethorpe Drive, MANCHESTER, M19 2LG

Dwelling type: Detached bungalow Reference number: 0818-0030-7222-2596-2914  
 Date of assessment: 09 February 2016 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 10 February 2016 Total floor area: 50 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

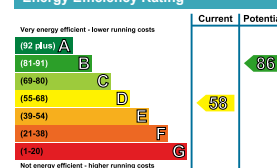
Estimated energy costs of dwelling for 3 years:	£ 2,205
Over 3 years you could save	£ 780

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 108 over 3 years	You could save £ 780 over 3 years
Heating	£ 1,773 over 3 years	£ 1,167 over 3 years	
Hot Water	£ 231 over 3 years	£ 150 over 3 years	
<b>Totals</b>	<b>£ 2,205</b>	<b>£ 1,425</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

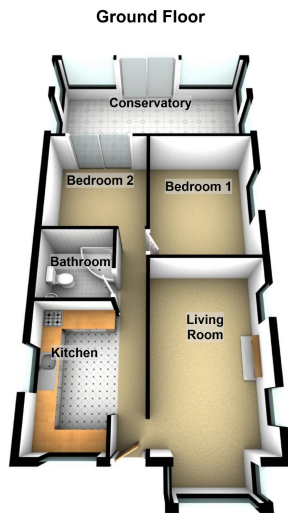
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 93	✓
2 Cavity wall insulation	£500 - £1,500	£ 372	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 153	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

**FLOOR PLANS**

Not to Scale. For Illustration purposes only



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