



MARSLAND CLOSE

MITCHELL  WILLIAMS  
E S T A T E   A G E N T S





**4 Marsland Close, Dane Bank, M34 2PT**

**Guide Price £200,000**



**\*\*WATCH THE WALK THROUGH VIDEO TOUR\*\*** A BEAUTIFULLY PRESENTED and EXTENDED semi detached bungalow occupying a GOOD SIZED PLOT with RECENTLY LAID DRIVEWAY. The accommodation benefits from THREE BEDROOMS is in an EXCELLENT CONDITION THROUGHOUT and would suit a buyer looking TO MOVE STRAIGHT IN. APPROX 695 SQ.FT. In brief the accommodation comprises; entrance hallway, lounge with bay window, fitted kitchen leading to dining room, three bedrooms and fitted bathroom with matching white three piece suite incorporating panelled bath, low level w.c and pedestal hand wash basin. In addition the property is fully fitted with uPVC double glazing and gas central heating. Externally to the front and side of the property is a concrete print driveway providing ample off road parking and to the rear a lawned garden with paved patio area enclosed by wooden fencing. VIEWING HIGHLY ADVISED.

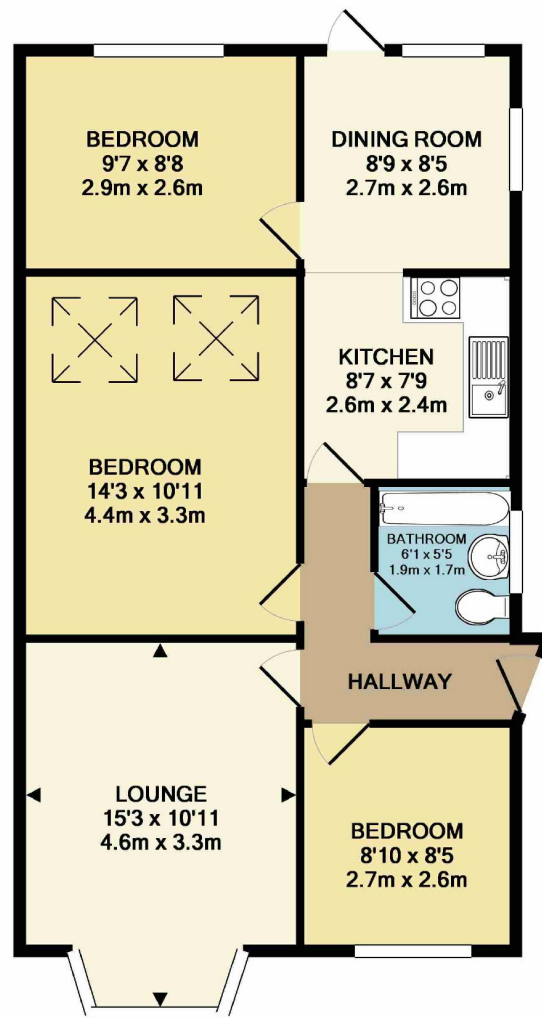
Postcode: M34 2PT  
Tenure:  
Council Tax:  
Service Charge:  
Floor Area: 695

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<div><div></div><div>Very energy efficient - lower running costs</div><div>(10-100)</div><div>A</div></div>			
<div><div></div><div></div><div>(81-91)</div><div>B</div></div>			
<div><div></div><div></div><div>(69-80)</div><div>C</div></div>			
<div><div></div><div></div><div>(55-68)</div><div>D</div></div>			
<div><div></div><div></div><div>(39-54)</div><div>E</div></div>			
<div><div></div><div></div><div>(21-38)</div><div>F</div></div>			
<div><div></div><div></div><div>(1-20)</div><div>G</div></div>			
<div><div></div><div>Not energy efficient - higher running costs</div></div>			
England & Wales		EU Directive 2002/91/EC	

<div><div></div><div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div><div>(10-100)</div><div>A</div></div>			
<div><div></div><div></div><div>(81-91)</div><div>B</div></div>			
<div><div></div><div></div><div>(69-80)</div><div>C</div></div>			
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England & Wales		EU Directive 2002/91/EC	







TOTAL APPROX. FLOOR AREA 695 SQ.FT. (64.5 SQ.M.)

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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