## 100 ERRWOOD ROAD, MANCHESTER M19 1HS

## OFFERS OVER £249,000



# **3 BEDROOMS SEMI-DETACHED HOUSE IN BURNAGE**

PROPERTY REFERENCE CODE: RS0008

### 100 ERRWOOD ROAD, MANCHESTER M19 1HS

Semi-Detached 3 Bedroom Hose Potential of extension Good Size Garden Driveway Great Location Near Kingsway Manchester Potential for Investors

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91)		84
(69-80)		
(55-68)	64	
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		5
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

#### This property consists of:

This is a great opportunity for big families or investors who can extend this house up to 5 bed rooms and three bath rooms, very great location,

for investors, this property is located in heart of Levenshulme Manchester, where all type of amenities are available, local schools, (primary and high) are at walking distance.







<u>TENURE</u>: We have been advised by the Vendors the property is Freehold. It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.