



FARNBOROUGH ROAD  
MILES PLATTING

£350,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- B



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



## Farnborough Road, Miles Platting, M40 7NH

**\*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this superbly presented, modern three bedroom end of terrace property enjoying a larger than average plot with driveway parking on Farnborough Road in the desirable and up-and-coming district of Miles Platting. Set on the edge of Manchester City Centre this leafy development has been created by Lovell Homes in Partnership with Manchester City Council. The sought after, re-generated 'Platting Village' is positioned close to a host of local amenities, major transport links, within a fantastic school catchment area and just a short walk away from the hustle and bustle of Manchester City Centre. In brief, this tastefully decorated property comprises; a warm and welcoming entrance hallway which leads into a well proportioned open plan dining kitchen alongside a 16ft living room with double doors opening out into the rear garden. A downstairs WC can also be accessed via the entrance hallway and completes the ground floor accommodation. Stairs rise to the first floor level where three generously sized double bedrooms can be found and a contemporary, tiled three piece bathroom with a shower over bath combination. Externally, to the front of the property, a driveway provides excellent off road parking facilities and leads to the side of the property via double opening timber gates. To the rear, without doubt, one of the main attracting features of this enviable home is the larger than average, mature South East facing garden with timber fenced boundaries and a paved patio area suitable for alfresco dining during those summer months. As mentioned, this property is perfectly situated around 1 mile from the vibrance and convenience of the Manchester city centre where you will find a true abundance of work and leisure opportunities, more locally the property benefits from being within easy reach of Ancoats main square which itself is home to a number of popular entertainment venues, bars, cafes etc. An ever developing and in-demand location, the property enjoy the benefits of both residential and city living. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.





## Features

- Three spacious bedrooms
- End terrace property
- Built in 2019
- Immaculate condition
- Close to Ancoats / City Centre
- Desirable location
- Large, enclosed garden
- Open plan dining kitchen
- Downstairs WC
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 5 years

When was the roof last replaced? When built in 2019

How old is the boiler and when was it last inspected? Gas central heating

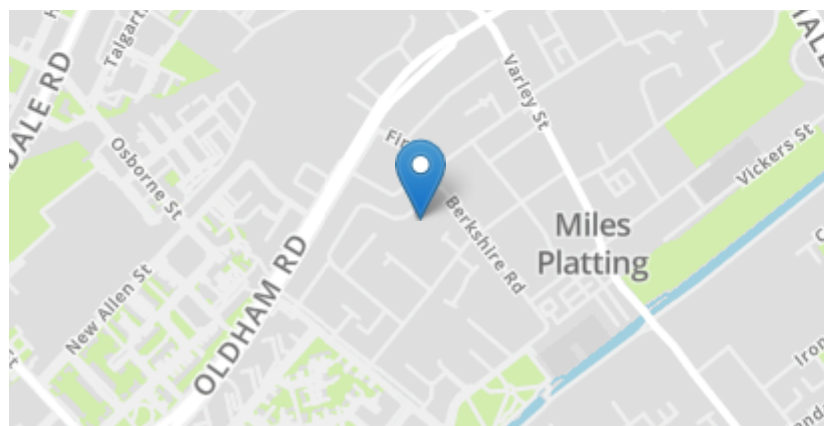
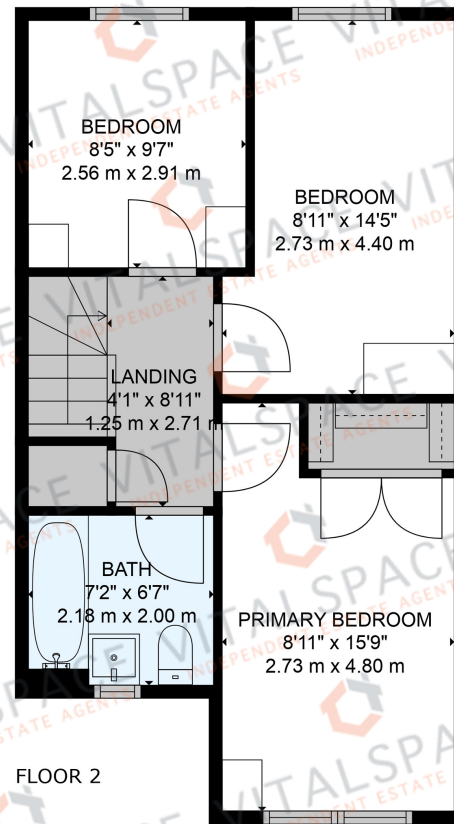
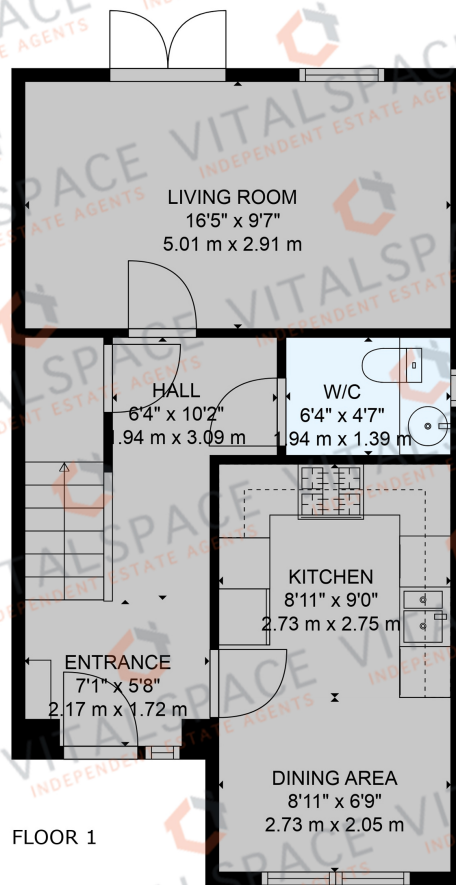
When was the property last rewired? When built in 2019

Which way does the garden face? South East facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Separation

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>84</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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