

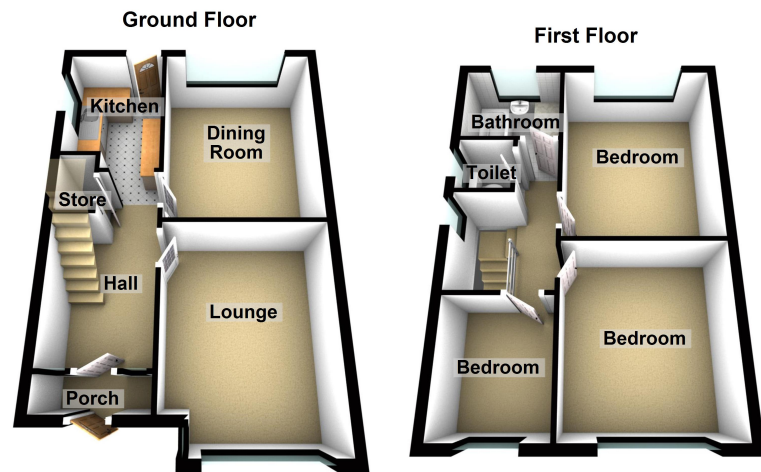


# Walmersley Road, New Moston

Guide Price £180,000

3 1 1





**\*\* AUCTION END DATE THURSDAY 31ST MARCH 1PM \*\***

For Sale by Modern Method of Auction: Starting Bid Price £180,000 plus reservation fee. Well presented, three bedroom, semi-detached property ideally situated to the young and growing family. Situated in a popular location close to good local amenities, local schools, transport links and easy access to the motorway connections. The property internally comprises of: entrance storm porch, hallway, lounge, dining room, kitchen, three good size bedrooms, a family bathroom and a separate w.c.. Externally there is a garden to the front and a large garden to the rear. The property benefits from hardwood double glazing and gas central heating.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

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