

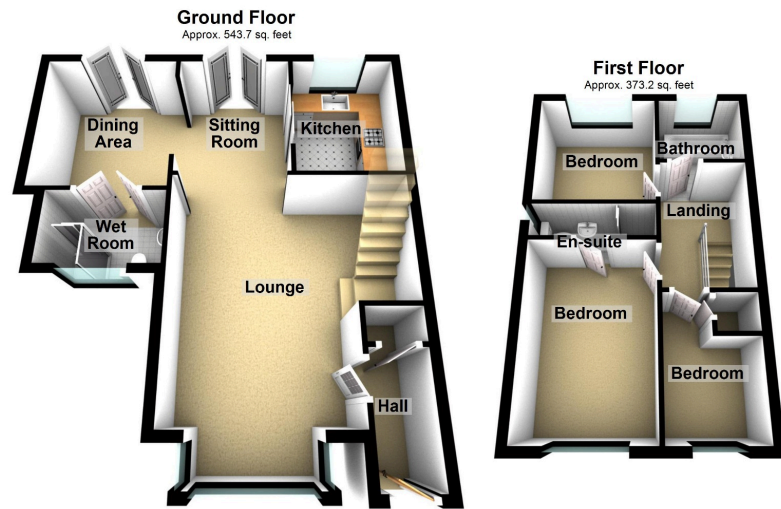


# Marleyer Close, Manchester

£225,000

3 1 2





Total area: approx. 916.9 sq. feet



No Chain - Offered for sale is this three bedroom, extended, semi-detached property situated in a cul-de-sac location providing superb family accommodation. The property briefly comprises of: entrance hallway, lounge, dining area, sitting room, wet room and kitchen to the ground floor and to the first floor three bedrooms, master en-suite and two fully fitted wardrobes and a family bathroom. Externally to the front of the property there is a block paved, gated garden providing off road parking for numerous cars and to the rear an enclosed decked garden with patio areas. Internal viewing comes highly recommended to appreciate the size of accommodation on offer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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