



****A SPACIOUS THREE BEDROOM END OF TERRACE HOME POSITIONED ON A HUGE CORNER PLOT**** This sizeable home has plenty of space on offer including three well proportioned bedrooms, a converted loft room, two reception rooms, good size kitchen, a four piece family bathroom and a downstairs W.C PLUS a huge paved drive to the front and side, gardens to the front and rear and an out house used as a utility room. Positioned on a quiet residential road, next to Button Lane Primary School and within walking distance to Northern Moor Metrolink Station. Located within easy reach of local shops and amenities plus excellent transport and network links such as M60, M56 and The Princess Parkway PLUS within close proximity to Wythenshawe Hospital and Manchester Airport. Viewings are by appointment only and are to be booked in but contacting the office.



Entrance Hallway

Composite door to the front with double glazed window to the side. Laminate flooring, ceiling light point, wall mounted radiator and double glazed window to the side.

Dining Room 10' 10" x 10' 4" (3.310m x 3.151m)

Laminate flooring, ceiling light point, wall mounted radiator, large double glazed window to the front, plug points and double doors into the lounge.

Lounge 15' 2" x 12' 5" (4.614m x 3.776m)

Laminate flooring, ceiling light point, wall mounted radiator, plug points, television point, fire place and double glazed patio doors onto the garden.

Kitchen 12' 11" x 9' 5" (3.944m x 2.873m)

Fitted with a range of wall and base unit cupboards with a space for a fridge freezer and cooker. Tiled flooring, double glazed window to the rear, half glass Upvc door to the size, half tiled splash backs, ceiling light point, plug points and wall mounted radiator.

Downstairs W.C 4' 11" x 2' 8" (1.508m x 0.817m)

Tiled floor, ceiling light point, double glazed window to the size, pedestal W.C, handwash basin and wall mounted radiator.

First Floor Landing

Carpeted stairs and landing, double glazed window to the front and access to all first floor rooms and loft.

Bedroom 1 12' 10" x 10' 6" (3.921m x 3.190m)

Wooden flooring, ceiling light point, double glazed window to the rear, wall mounted radiator, plug point, television point and fitted floor to ceiling wardrobes.

Bedroom 2 10' 9" x 10' 5" (3.275m x 3.181m)

Wooden flooring, ceiling light point, double glazed window to the rear, wall mounted radiator and plug points.

Bedroom 3 10' 10" x 8' 10" (3.311m x 2.695m)

Wooden flooring, ceiling light point, double glazed window to the front, wall mounted radiator, plug points and television point.

Bathroom 9' 2" x 7' 7" (2.80m x 2.310m)

Four piece bathroom comprising of a shower cubicle, bath, pedestal W.C and handwash basin. Double glazed window to the side, ceiling light point, wall mounted radiator and tiled walls and laminate flooring.

Loft

Drop down ladder, carpeted flooring, plug point, light and double glazed window to the side.

Externally

A low maintenance garden to the front , a large paved driveway to the side. Iron gate to access the rear garden where there are shrubs and a large lawn area.

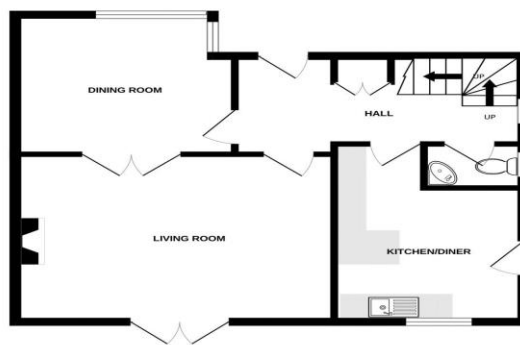




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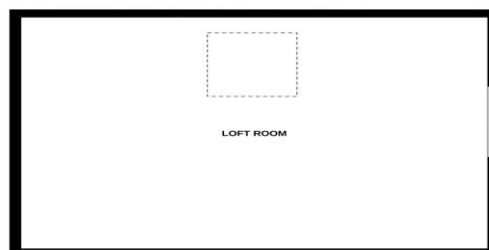
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy performance certificate (EPC)

35 Sealand Road
MANCHESTER
M23 0JF

Energy rating

D

Valid until: 30 January 2034

Certificate number: 8902-7754-8002-0079-7202

Property type End-terrace house

Total floor area 92 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		