



00 Bannatyne Close, Manchester, M40 3TD

Offers in excess of £170,000

For Sale – No Chain

Situated in a quiet cul-de-sac, this vacant two-bedroom semi-detached property presents an excellent opportunity for first-time buyers, couples, small families and investors alike. Offered for sale with no onward chain, the property is ready for its next owners and offers the potential to personalise and make it their own.

The accommodation comprises an entrance porch, a spacious lounge, a fitted kitchen and a conservatory to the ground floor. To the first floor are two bedrooms, a bathroom and a landing. Externally, the property benefits from a garage, a covered passageway and a front entrance area.

The location offers convenient access to a range of local amenities, including shops, supermarkets, schools and everyday services in the surrounding area. Nearby leisure facilities and green spaces provide opportunities for recreation, while Manchester city centre offers an extensive choice of shopping, dining and entertainment options.

For commuters, the property is well placed for access to local bus services and the wider road network, providing connections towards Manchester city centre and surrounding areas. Nearby Metrolink services and rail connections can also provide further travel options, subject to the route and service chosen.

Being vacant and available with no onward chain, this property is well worth viewing. Early enquiries are recommended to appreciate the accommodation, location and potential on offer.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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