



The Bowdon, Skyline Development Pitsford Road, Manchester, M40 8QX

The Bowdon is a three bedroom detached house, including one with an en-suite, an open-plan kitchen, family and dining area with utility room, and a separate living room. The generous shared space in the Bowdon provides ample room for growing families, and accommodates modern lifestyles such as working from home, hosting guests and entertaining. French doors from the dining area open onto the rear garden, while the utility room is adjacent to the kitchen and leads into a conveniently located cloakroom. The living room which looks out to the front of the property, and two useful storage cupboards complete the ground floor level. Upstairs are two double bedrooms, and the third bedroom that provides the ideal space for a young child, a private office or hobby room. The primary bedroom has an en-suite shower room while the remaining bedrooms share the family bathroom; a storage cupboard located next to the bathroom provides handy space for storing towels and bedding.

Asking Price £399,995

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

The Building

Kitchen / Dining Room

11'5" x 15'10"

Living Room

14'7" x 12'4"

Cloakroom

5'0" x 6'2"

Bedroom One

11'11" x 11'6"

En-suite

9'11" x 4'10"

Bedroom Two

13'9" x 8'4"

Bedroom Three

10'2" x 7'3"

Bathroom

7'4" x 8'4"

Additional Information

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Estate Management Charge: None

Internal Area: 1045 sq. ft.

Annual service charge: None

Council tax band: TBC

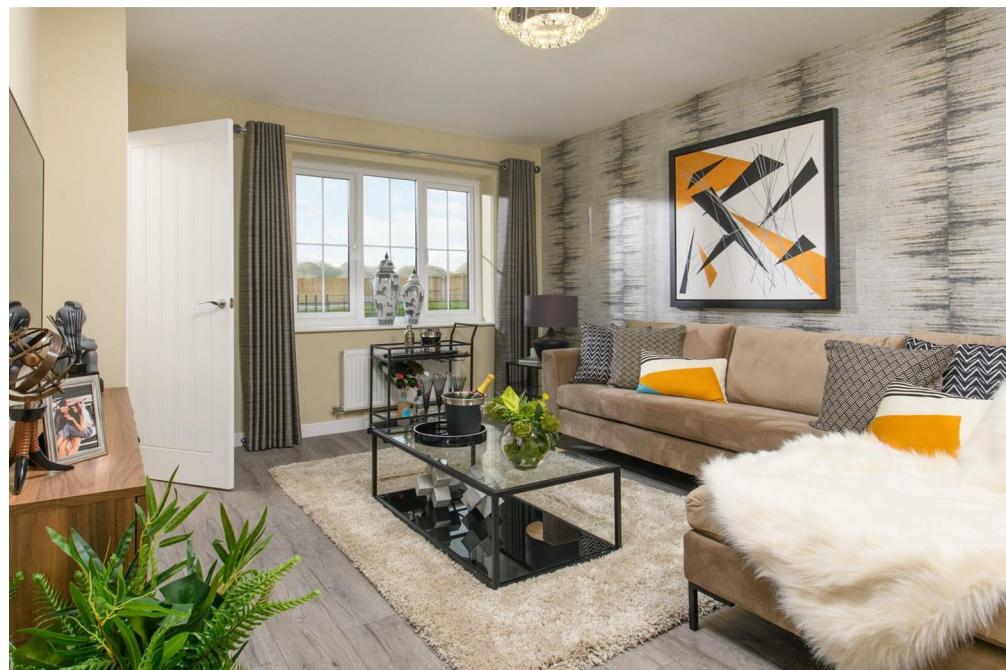
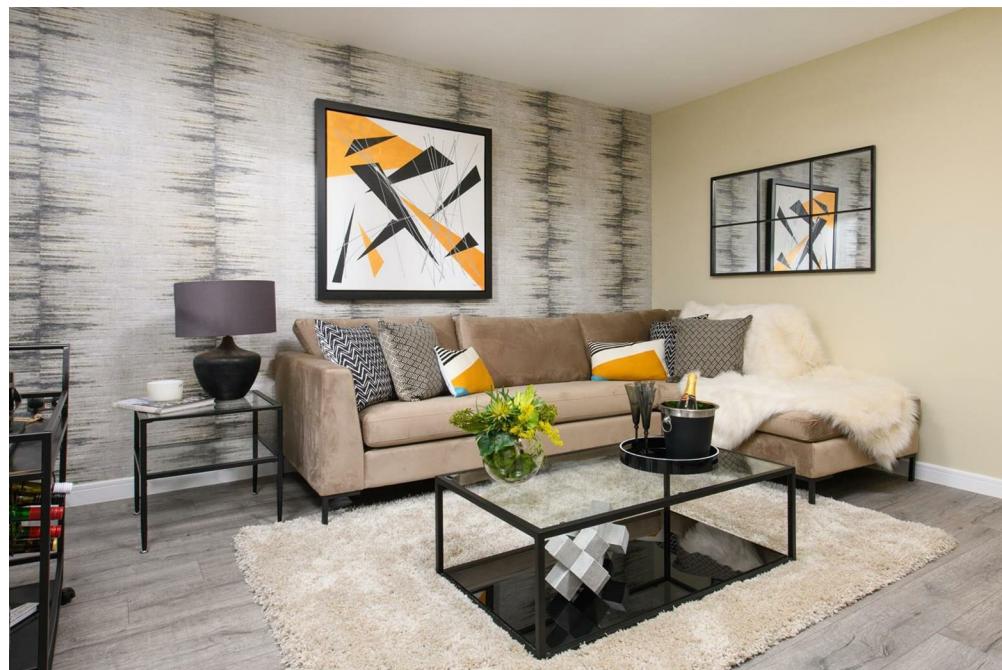
Tenure: Freehold

Agents Notes

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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		
England & Wales	EU Directive 2002/91/EC	





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