

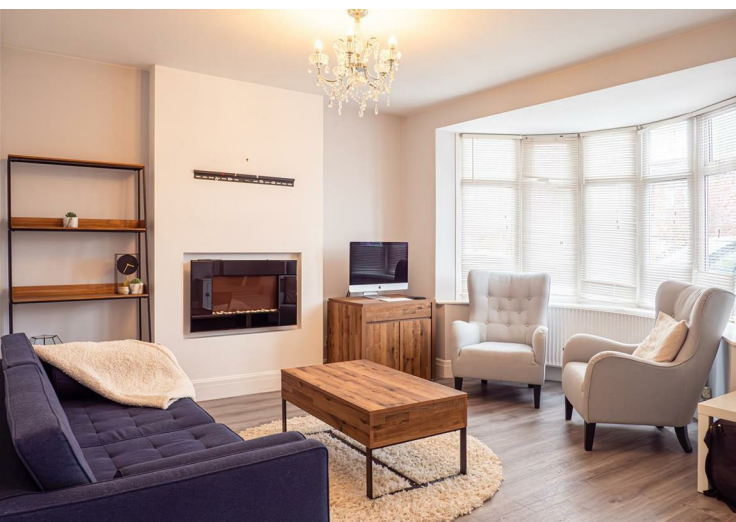


**36 Thirlmere Road**  
Manchester, M41 8PP

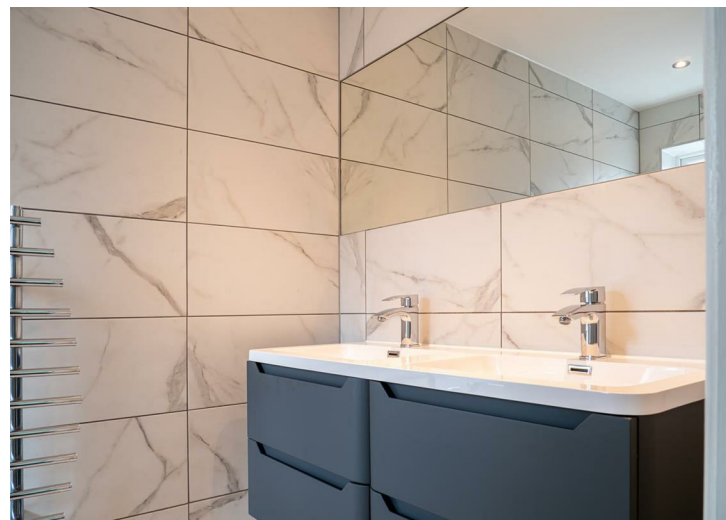
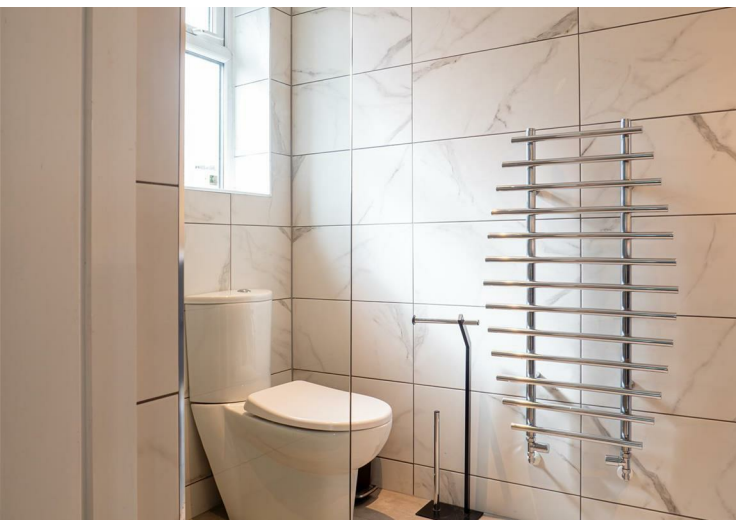
**Asking Price £695,000**

- Detached gated home with parking and garage
- Modern and extended
- Spacious lounge opens to the garden
- Master en-suite bedroom
- Family bathroom
- Sought after residential area
- Modern kitchen / dining room
- Front sitting room
- Two further double bedrooms, plus single bedroom
- Spacious rear garden

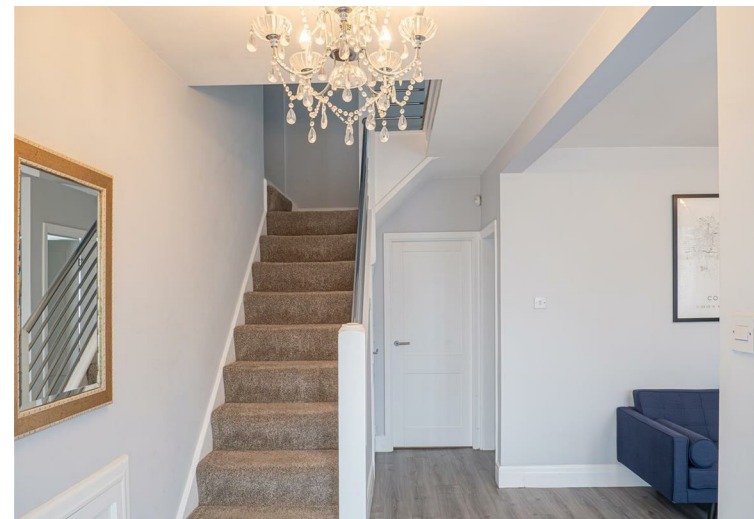






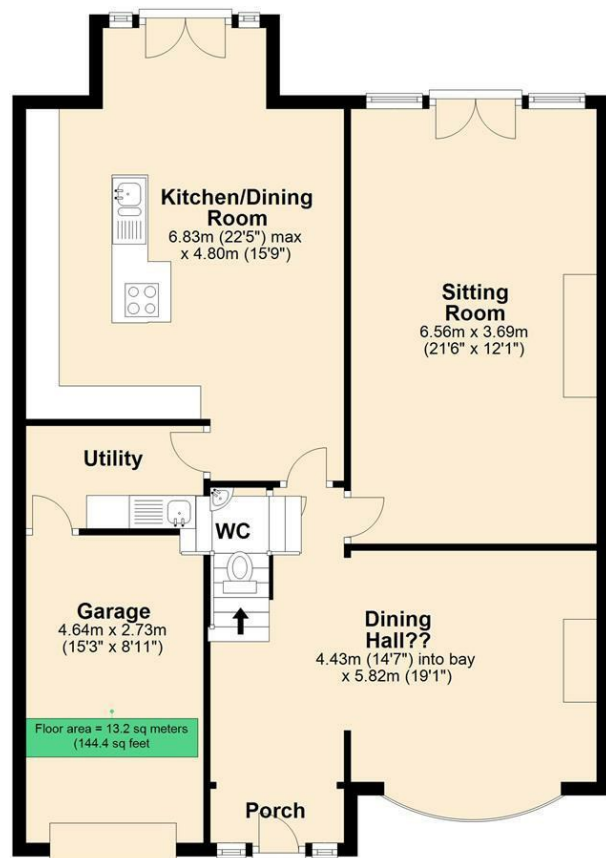






### Ground Floor (excluding garage)

Approx. 81.2 sq. metres (873.7 sq. feet)



Measurements are approximate. Floor plans are not to scale and for illustrative purposes only.  
Plan produced using PlanUp.

### First Floor

Approx. 71.0 sq. metres (764.5 sq. feet)



### Council Tax Band:

Tax Band F

### Tenure:

Freehold

### Local Authority:

Trafford

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

### Hale Office:

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### Website:

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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements