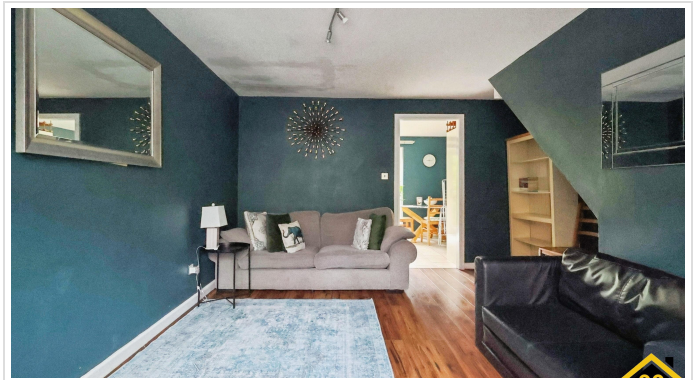
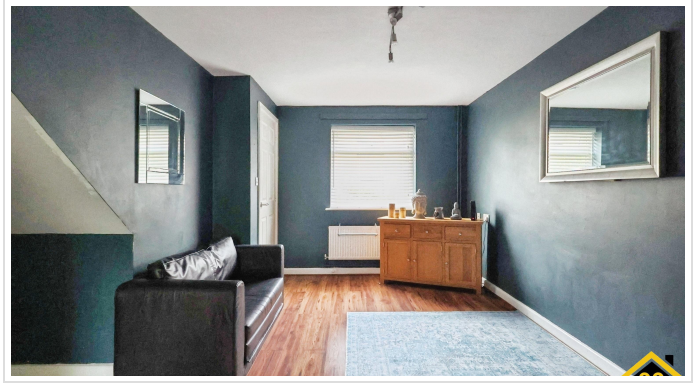
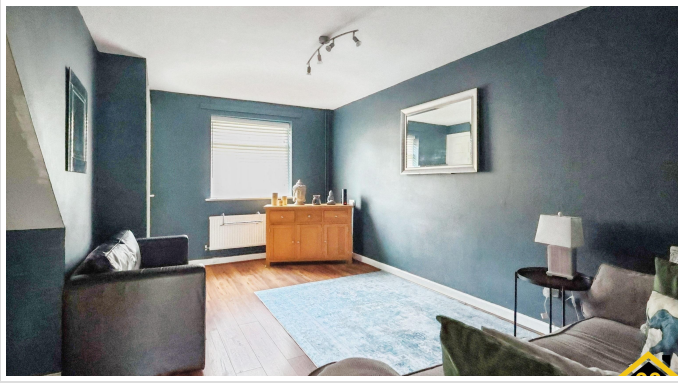


## 3 Bed Terraced In Crab Lane , Manchester, M9 8WB

£43,750







## SHORT DESCRIPTION

Property Ref: 14896 \* Lovely 3-Bed Family Home on Crab Lane, Blackley \* We are pleased to present an exceptional Terraced located at Crab Lane, Manchester, M9. This wonderful residence boasts 3 bedrooms, 1 bathroom, and 1 living room, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with the convenience of a Front Garden, Rear Garden, Enclosed Garden, Patio, and allocated and Rear parking. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. This well-presented home features private rear parking for two cars, a secure back garden, and a tidy front garden—perfect for families. Enjoy reduced energy bills with solar thermal panels that heat your water efficiently, especially throughout the summer months. Just minutes from Heaton Park and within walking distance of excellent schools like Crab Lane Primary. With easy access to the M60, Metrolink, and bus routes into Manchester, this home offers the ideal mix of comfort, convenience, and eco-friendly living. Property Type: Terraced Full selling price: £175000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £43750.00 Monthly rent based on 25% share: £190.84 Remaining lease (In Years): 67 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £0.00 Council tax band: B EPC rating: C Measurement: Bedrooms, Bathrooms, and Living Room Outside Space: Front Garden, Rear Garden, Enclosed Garden, Patio Parking: Allocated, Rear Heating Type: Gas Central Heating Possession of the property: Occupied

3

Bed Room(s)

1

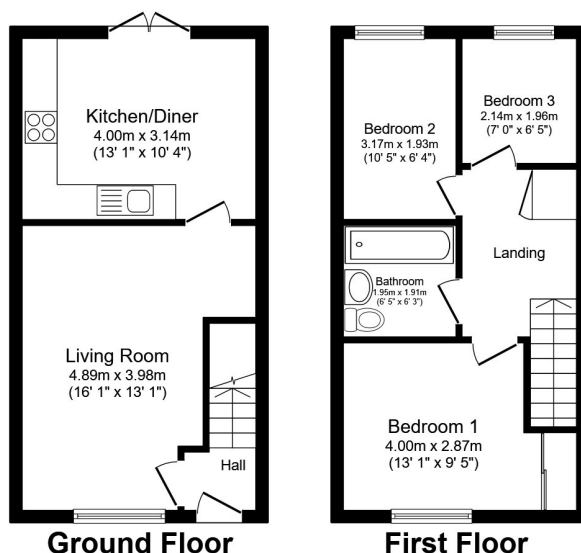
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 64.6 sq.m. (695 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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