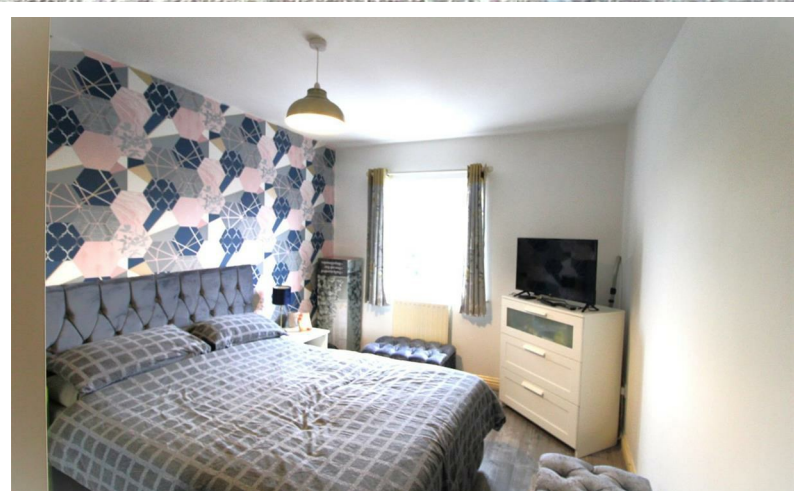
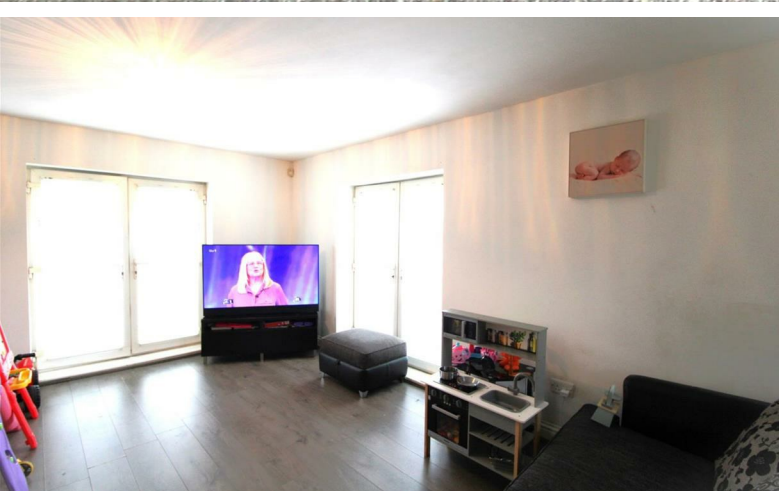




MCDERMOTT & CO

THE PROPERTY AGENTS



£115,000

18 Station Mews, Failsworth, Manchester, M35 0GY

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****IDEAL FOR INVESTORS** **IDEAL FOR TIME BUYERS****

McDermott & Co are pleased to bring to this the market this two bedroomed second floor apartment situated in a highly convenient location. Accessed via secure electric gating providing private parking, Internally briefly comprises communal entrance hallway with stairs off to the second floor, entrance to apartment, internal hallway, two bedrooms, four piece bathroom, open plan lounge and kitchen with two Juliette balconies. The property is currently tenanted and is available for sale with the current tenant residing or with vacant possession depending on buyers requirements and preference.

Please note service/management charge applies per apartment.

Entrance Hall

4'3 x 9'2 (1.30m x 2.79m)

With all rooms off, laminate flooring, radiator, neutral decor.

Lounge

16'2 x 13'7 (4.93m x 4.14m)

Two Juliette balcony's, laminate flooring, radiator, neutral decor.

Kitchen Area

15'4 x 5'5 (4.67m x 1.65m)

Range of fitted wall and base units in white finish with complimentary black worktops. Inset sink and drainer with mixer taps over, built in electric oven and gas hob with extractor hood over, plumbing for washer, laminate flooring, neutral decor.

Bedroom One

12'3 x 9'3 (3.73m x 2.82m)

Laminate flooring, radiator.

Bedroom Two

12'3 x 7'10 (3.73m x 2.39m)

Laminate flooring, radiator.

Family Bathroom

5'5 x 10'10 (1.65m x 3.30m)

Four piece bathroom suite in white comprising sink and toilet, bath, corner shower cubicle, radiator, partly tiled walls, tiled flooring, neutral decor.

Tenure

Ground rent £225 per year and management/service charge £125 pcm

Directions

