



- Semi Detached Property
- Three Bedrooms
- Lounge And Dining Kitchen
- Downstairs WC
- Family Bathroom
- Garden
- Parking
- Sold As A 50% Share

13 Marabel Close
Manchester, M44 6GQ

£125,000

A three bedroom semi detached property ideally located close to the M60 motorway network. Being sold as a 50% share, the ground floor accommodation comprises of an entrance hall, downstairs WC, lounge and a dining kitchen. To the first floor there are three good sized bedrooms and a family bathroom. Externally to the front there is a driveway providing off road parking, whilst to the rear there is an enclosed garden and patio area. Rent, management charge and insurance £291.47 PCM.

Ground Floor

Entrance Hall 15' 7" x 4' 2" (4.75m x 1.27m)

Radiator, storage cupboard, wood effect flooring, stairs to first floor.

Downstairs WC 6' 1" x 3' 1" (1.85m x 0.94m)

Low level WC, wash basin, radiator, window to front.

Lounge 16' 3" x 9' 4" (4.95m x 2.84m)

Radiator, window to front.

Dining Kitchen 17' 0" x 10' 3" (5.18m x 3.12m)

Base and eye level units incorporating a sink and drainer, gas hob with extractor over, double oven, built in fridge freezer, space for washing machine, wood effect flooring, spot lighting, radiator, French doors to garden.



First Floor

Landing

Storage cupboard, radiator.

Bedroom One 17' 0" x 8' 6" (5.18m x 2.59m)

Radiator, windows to front.

Bedroom Two 10' 4" x 10' 0" (3.15m x 3.05m)

Radiator, window to rear.

Bedroom Three 10' 3" x 7' 0" (3.12m x 2.13m)

Radiator, window to rear.

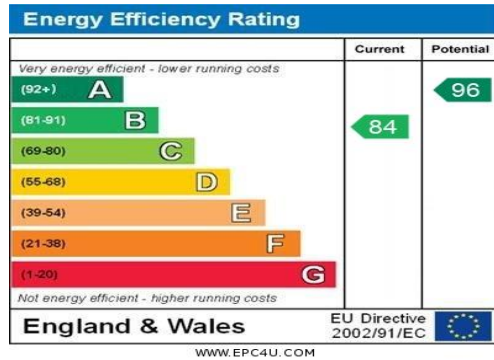
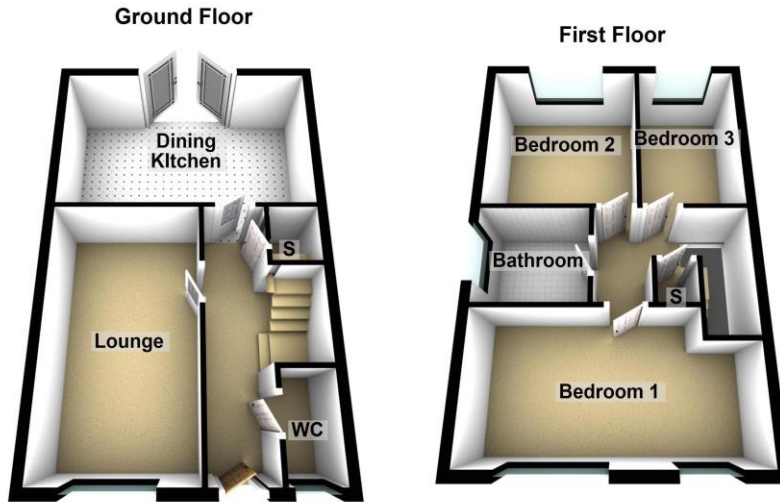
Family Bathroom 7' 0" x 6' 2" (2.13m x 1.88m)

Low level WC, wash basin, panelled bath with shower over, part tiled walls, towel radiator, spot lighting, window to side.

External

Externally to the front there is a driveway providing off road parking, whilst to the rear there is an enclosed garden and patio area.





Tenure: We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

Services: All main services are understood to be connected to the property. No services or appliances have been tested.

Agents Notes: We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

Property Misdescriptions Act 1991: These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details. No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

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