



- Semi Detached Property
- Three Bedrooms
- Downstairs WC
- Lounge & Dining Kitchen
- Family Bathroom
- Garden
- Parking
- Sold As A 40% Share

77 Chelmer Way
Manchester, M30 8EN

£112,000

A stunning, three bedroom semi detached property, located on this popular residential development. Being sold as a 40% share, the 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 there is off road parking, whilst to the side there is an enclosed, low maintenance garden and patio area. Rent, service charge and insurance £322.25 PCM.

Ground Floor

Entrance Hall 13' 2" x 3' 6" (4.01m x 1.07m)

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

Downstairs WC 6' 5" x 2' 8" (1.95m x 0.81m)

Low level WC, wash basin, radiator.

Lounge 15' 4" x 10' 0" (4.67m x 3.05m)

Radiator, windows to front and side.

Dining Kitchen 15' 1" x 10' 7" (4.59m x 3.22m)

Range of base and eye level units incorporating a sink and drainer, space for gas 2cooker with extractor over, space for fridge freezer and washing machine, radiator, window to front and side, French doors to garden.



First Floor

Landing

Storage cupboard, access to loft area.

Bedroom One 13' 1" x 8' 3" (3.98m x 2.51m)

Radiator, windows to front and side.

Bedroom Two 11' 3" x 8' 3" (3.43m x 2.51m)

Radiator, window to front and side.

Bedroom Three 7' 5" x 6' 6" (2.26m x 1.98m)

Radiator, window to side.

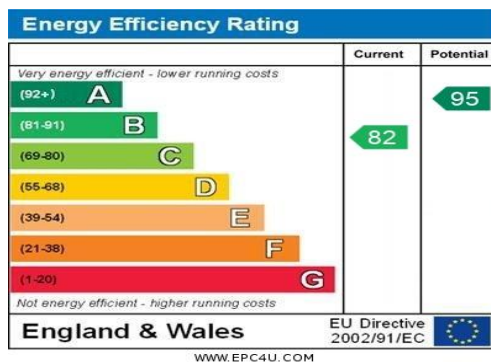
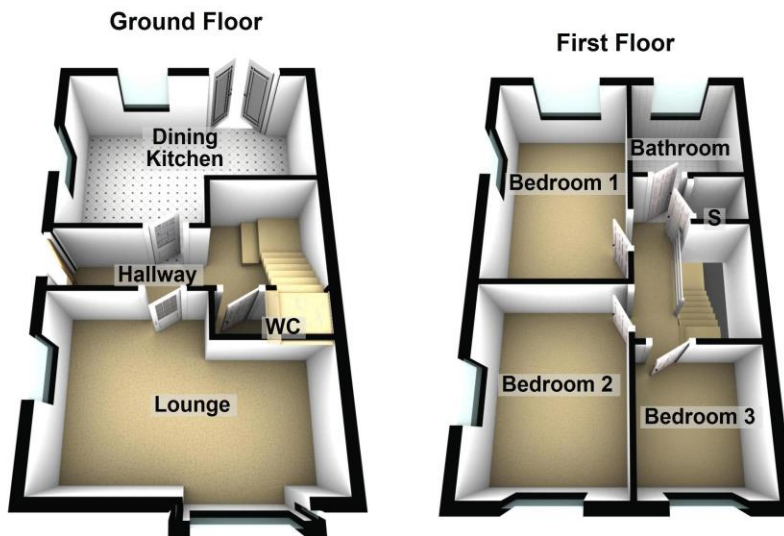
Bathroom 6' 5" x 6' 6" (1.95m x 1.98m)

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

External

Externally there is off road parking, whilst to the side there is an enclosed, low maintenance 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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