



- Modern End Mews
- Three Bedrooms
- Two Bathrooms
- Downstairs WC
- Lounge
- Dining Kitchen
- Garden & Driveway
- Sold As A 50% Share

5 Calder Lane
Manchester, M30 8EL

£147,500

A well presented three bedroom, two bathroom end mews property, located on this popular modern development. 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, en-suite shower room and family bathroom. Externally to the front there is off road parking for two vehicles, with side access leading to an enclosed garden with artificial turf and patio area. Rent, service charge and insurance £282.30 PCM.

Ground Floor

Entrance Hall 5' 6" x 3' 5" (1.68m x 1.04m)

Laminate flooring, radiator.

Downstairs WC 5' 6" x 3' 5" (1.68m x 1.04m)

Low level WC, pedestal wash hand basin, radiator and frosted window to front.

Lounge 15' 8" x 15' 8" (4.77m x 4.77m)

Laminate flooring, radiator, window to front, stairs to first floor, storage cupboard.

Dining Kitchen 15' 8" x 10' 8" (4.77m x 3.25m)

Modern range of units with a wood effect worktop incorporating a stainless steel sink and drainer unit, built in four ring gas hob with stainless steel splash back and stainless steel extractor fan over, built in electric oven, built in fridge freeze, space for washing machine. breakfast bar, laminate flooring, radiator, window to rear, French doors leading to rear garden.



First Floor

Landing

Storage cupboard, access to loft area.

Bedroom One 12' 3" x 9' 3" (3.73m x 2.82m)

Radiator, storage cupboard, window to front.



En-Suite Shower Room 5' 6" x 5' 6" (1.68m x 1.68m)

Separate shower, low level WC, pedestal wash hand basin, partly tiled walls, towel radiator, frosted window to front.

Bedroom Two 9' 0" x 8' 8" (2.74m x 2.64m)

Radiator, window to rear.



Bedroom Three 8' 8" x 6' 8" (2.64m x 2.03m)

Radiator, window to rear.

Family Bathroom 6' 4" x 6' 2" (1.93m x 1.88m)

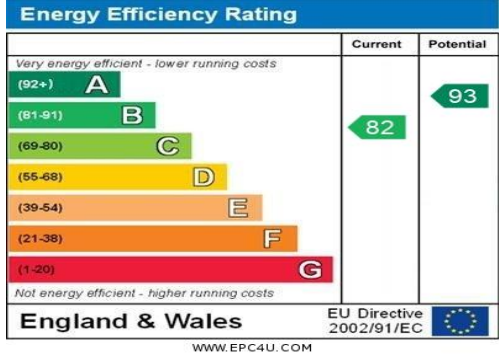
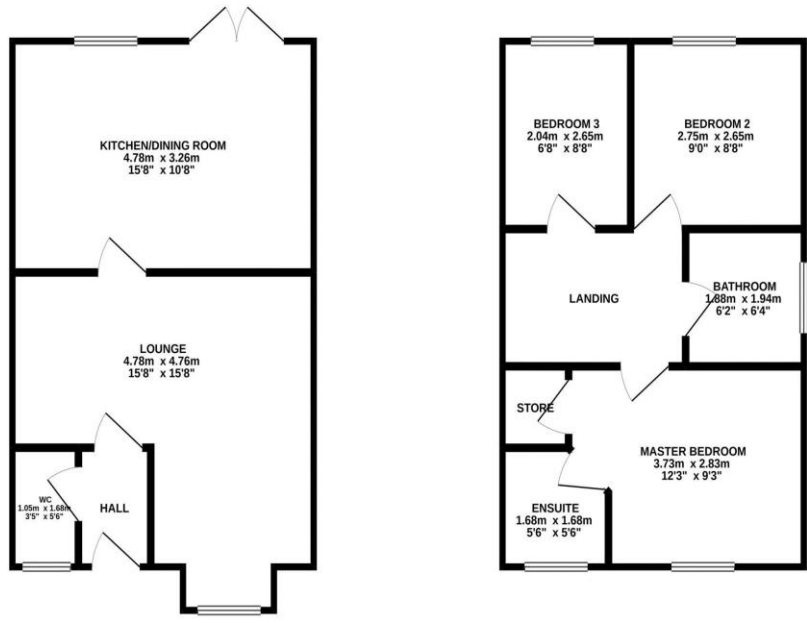
Panelled bath with mixer shower, low level WC, pedestal wash hand basin, partly tiled walls, towel radiator, frosted window to side.



External

To the front there is off road parking for two vehicles, with side access leading to an enclosed garden with artificial turf 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.

Make Your Move

Plumlife Move, Armit House, Monmouth Road, Cheadle Hulme, Stockport, SK8 7EF

Tel: 0161 486 7700 Fax: 0161 485 5858 Email: move@plumlife.co.uk

www.plumlifemove.co.uk