



- Detached Property
- Three Bedrooms
- Lounge & Kitchen
- En-suite
- Family Bathroom
- Good Sized Garden
- Parking
- Sold As A 40% Share

Velveteen Crescent  
Manchester, M28 3ZQ

£110,000  
40% Share

A well presented, three bedroom detached property, located on this popular modern development. Being sold as a 40% share, the accommodation comprises of an entrance hall, downstairs utility/WC, lounge and a dining kitchen. To the first floor there are three good sized bedrooms, an en-suite and a family bathroom. Externally there is a driveway providing parking, whilst to the rear there is an enclosed garden. No onward chain. Rent and insurance £378.29 PCM.

## Ground Floor

**Entrance Hall** 16' 10" x 3' 5" (5.13m x 1.04m)

**Kitchen** 16' 10" x 9' 0" (5.13m x 2.74m)  
Fitted with a range of eye and base level units incorporating sink with a drainer, built in oven, electric hob, window to the front.

**Living Room** 10' 3" x 16' 3" (3.12m x 4.95m)  
Living area with, radiator & patio doors leading to rear garden.

**Downstairs WC** 6' 2" x 3' 2" (1.88m x 0.96m)  
WC with frosted window to front aspect

## First Floor

**First Floor Landing** 9' 8" x 3' 4" (2.94m x 1.02m)



**Bedroom One** 13' 10" x 9' 1" (4.21m x 2.77m)

Bedroom with en-suite and window to rear aspect

**En-suite** 9' 1" x 2' 11" (2.77m x 0.89m)

En-suite with standalone shower unit, toilet and sink

**Bedroom Two** 9' 10" x 9' 1" (2.99m x 2.77m)

Bedroom with window to front aspect

**Bedroom Three** 10' 8" x 6' 9" (3.25m x 2.06m)

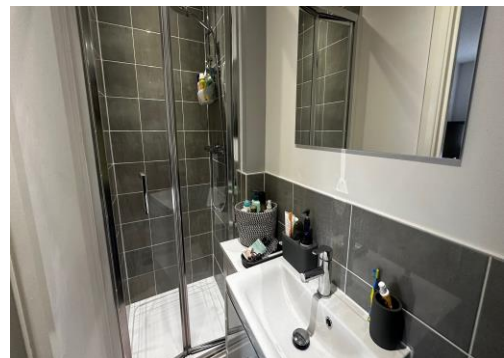
Bedroom with window to rear aspect

**Family Bathroom** 6' 3" x 6' 8" (1.90m x 2.03m)

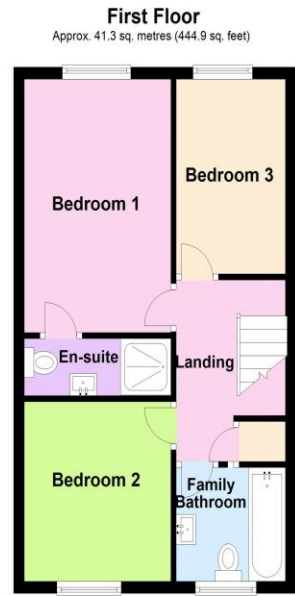
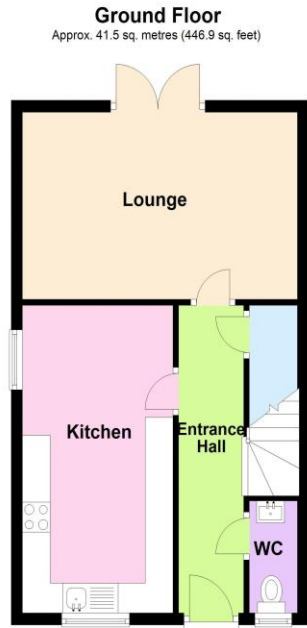
Family bathroom consisting of bath with shower over, toilet and sink unit. Window to front aspect

**Externally**

Rear Garden







Total area: approx. 82.9 sq. metres (891.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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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