



- Modern Mews Property
- Three Bedrooms
- Lounge & Dining Kitchen
- Downstairs WC
- Bathroom
- Garden
- Off Road Parking
- Sold As A 35% Share

11 Britannia Street
Salford, M6 6GW

£85,750

A well presented, three bedroom mews property, ideally located for Manchester City Centre. This property, which is being sold as a 35% share, occupies a cul de sac location and comprises of an entrance hall, lounge, dining kitchen and a downstairs WC. To the first floor there are three bedrooms and a family bathroom. Externally there is off road parking and a garden to the rear. Rent, service charge, management fees and insurance £352.66 PCM. Lease 118 years.

Ground Floor

Entrance Hall 7' 6" x 4' 6" (2.28m x 1.37m)

Radiator, stairs to first floor.

Downstairs WC 6' 6" x 4' 6" (1.98m x 1.37m)

Low level WC, wash basin, radiator.

Lounge 15' 5" x 12' 2" (4.70m x 3.71m)

Radiator, French doors to rear garden.

Dining Kitchen 13' 9" x 12' 5" (4.19m x 3.78m)

Fitted with a range of base and eye level units incorporating sink and drainer, gas hob with extractor over, oven, space for washing machine and dryer, built in fridge freezer, radiator, spot lighting, window to front.



First Floor

Landing

Airing cupboard, access to loft area.

Bedroom One 15' 6" x 10' 2" (4.72m x 3.10m)

Radiator, storage cupboard, windows to front.



Bedroom Two 13' 3" x 8' 7" (4.04m x 2.61m)

Radiator, window to rear.

Bedroom Three 9' 4" x 6' 8" (2.84m x 2.03m)

Radiator, window to rear.

Family Bathroom 8' 5" x 7' 0" (2.56m x 2.13m)

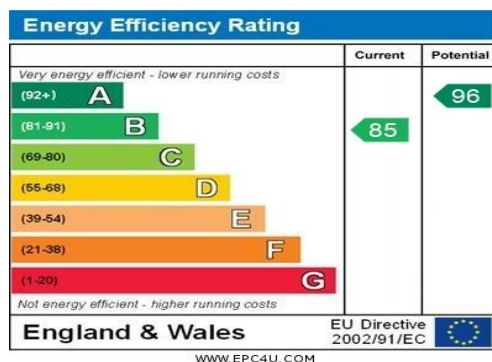
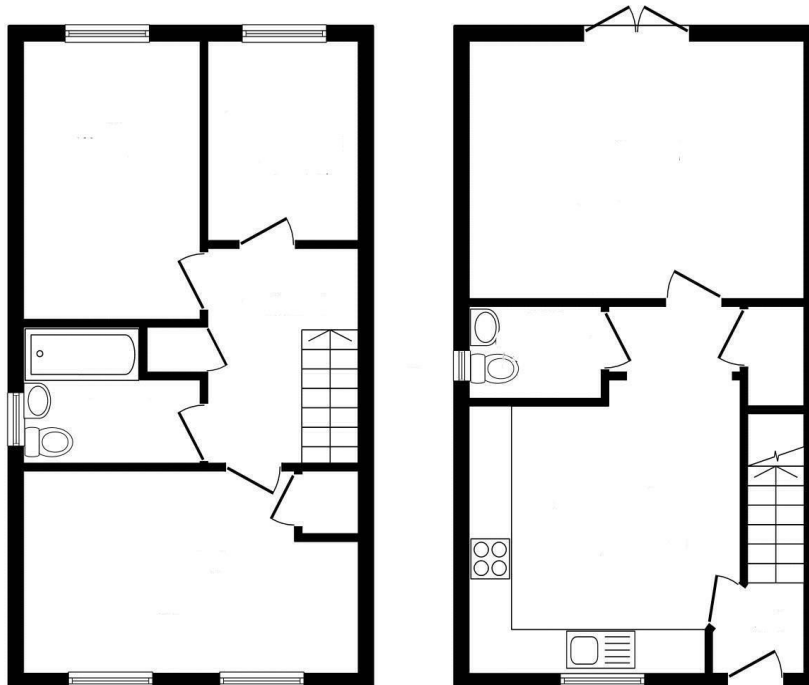
Suite comprising of a low level WC, wash basin, panelled bath with shower over, towel radiator, part tiled walls, spot lighting.



External

To the front there is off road parking, whilst to the rear there is an enclosed garden.





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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