



- Semi Detached Property
- Two Double Bedrooms
- Lounge
- Dining Kitchen
- Downstairs WC
- Parking
- Garden
- Sold As A 35% Share

2 Bank Bridge Road
Manchester, M11 4TT

£70,000

A well presented semi detached property, ideally located for Manchester City Centre and transport networks. Being sold as a 35% share the accommodation comprises of an entrance hall, lounge, dining kitchen and a downstairs WC. To the first floor there are two double bedroom and a bathroom. Externally there is a driveway providing off road parking, with side access leading to the rear garden. Rent and service charge £319.24 PCM payable to One Manchester housing association. Lease 246 years.

Ground Floor

Entrance Hall 5' 2" x 5' 2" (1.57m x 1.57m)

Stairs to first floor.

Lounge 14' 6" x 11' 1" (4.42m x 3.38m)

Radiator, storage cupboard, window to front.

Dining Kitchen 15' 0" x 12' 0" (4.57m x 3.65m)

Range of base and eye level units incorporating sink and drainer, electric hob with extractor over, double, built in fridge freezer, space for washing machine spot lighting, radiator, French doors to rear garden.

Downstairs WC 5' 2" x 3' 8" (1.57m x 1.12m)

Low level WC, wash basin, radiator.



Landing

Storage cupboard, access to loft area.

Bedroom One 14' 9" x 9' 9" (4.49m x 2.97m)

Radiator, windows to the rear.

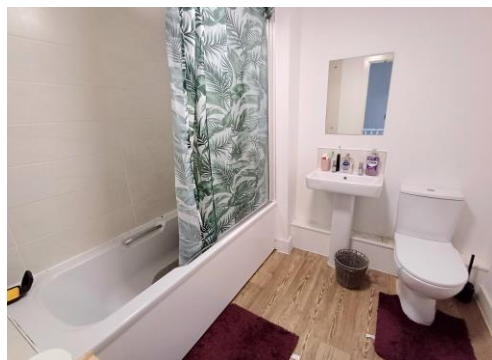
Bedroom Two 14' 9" x 8' 3" (4.49m x 2.51m)

Radiator, windows to the front.



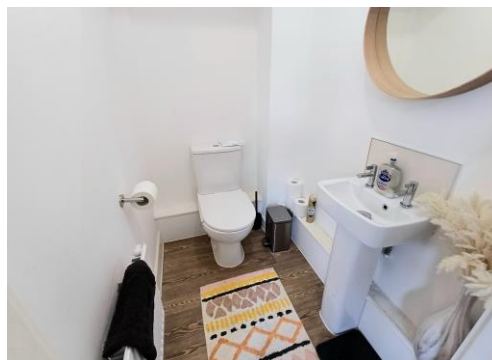
Bathroom 7' 4" x 7' 1" (2.23m x 2.16m)

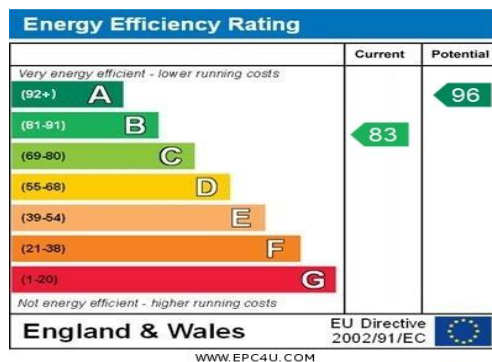
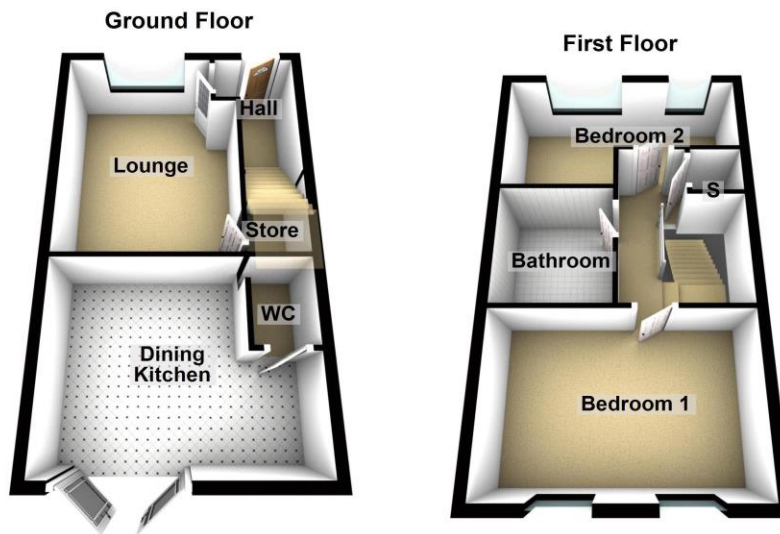
Low level WC, wash basin, panelled bath with shower over, part tiled walls, towel radiator.



External

Externally there is a driveway providing off road parking, with side access leading to the rear 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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