



- Modern Mews Property
- Two Double Bedrooms
- Lounge & Kitchen
- Downstairs WC
- Two Bathrooms
- Garden
- Parking
- Sold As A 70% Share

14 North Ridge Close
Manchester, M29 8RR

£154,000

A well presented two double bed roomed, two bathroom mid mews property, located on the this popular new development. Being sold as a 70% share, the ground floor accommodation comprises of an entrance hall, downstairs WC, lounge and kitchen. To the first floor there are two good sized bedrooms and two en-suite shower rooms. Externally there is a driveway providing off road parking, with side access to the a rear enclosed garden. Rent, service charge and insurance £203.84 PCM.

Ground Floor

Entrance Hall 13' 8" x 6' 0" (4.16m x 1.83m)

Radiator, storage cupboard, stairs to first floor.

Downstairs WC 5' 3" x 3' 5" (1.60m x 1.04m)

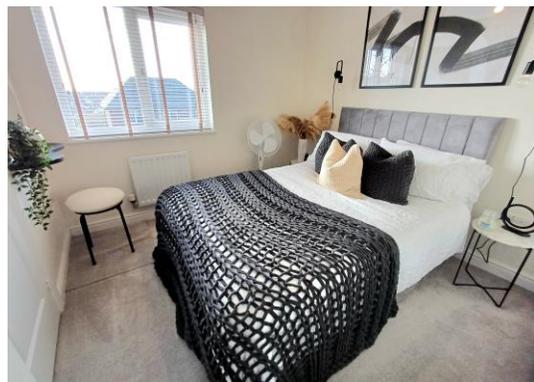
Low level WC, wash basin, radiator.

Lounge 14' 0" x 12' 6" (4.26m x 3.81m)

Wood effect flooring, radiator, French doors to garden.

Kitchen 9' 8" x 6' 2" (2.94m x 1.88m)

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



First Floor

Landing

Radiator, storage cupboard, access to loft area.

Bedroom One 12' 6" x 8' 1" (3.81m x 2.46m)

Radiator, storage cupboard, windows to front.



En-Suite Shower Room 7' 2" x 5' 7" (2.18m x 1.70m)

Low level WC, wash basin, walk in shower, towel radiator, spot lighting.

Bedroom Two 10' 11" x 8' 10" (3.32m x 2.69m)

Radiator, window to rear.



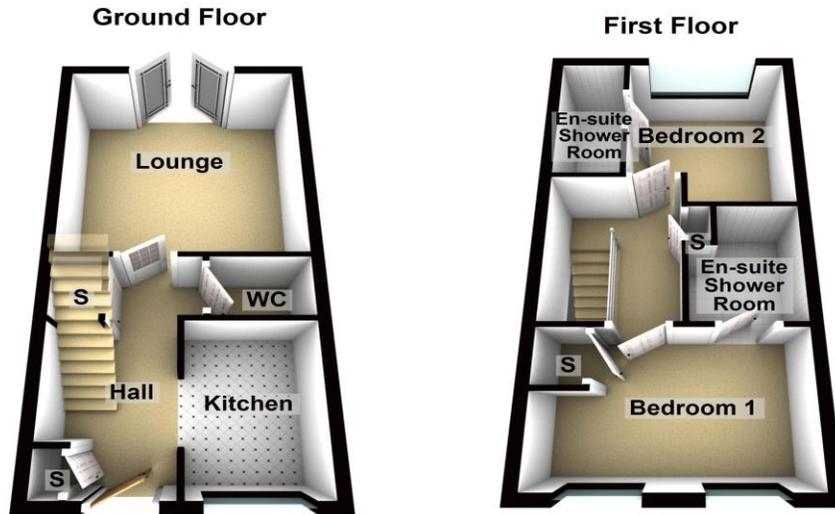
En-Suite Shower Room 8' 8" x 3' 6" (2.64m x 1.07m)

Low level WC, wash basin, walk in shower, towel radiator, spot lighting.

External

To the front of the property there is a driveway providing off road parking. Side access leads to the enclosed rear garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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