



- 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 bedroomed, 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)**

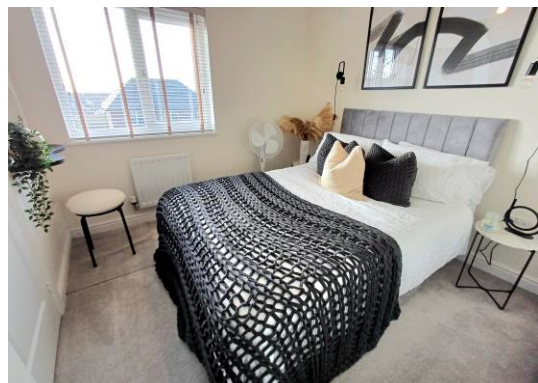
Low level WC, wash basin, radiator.

**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)

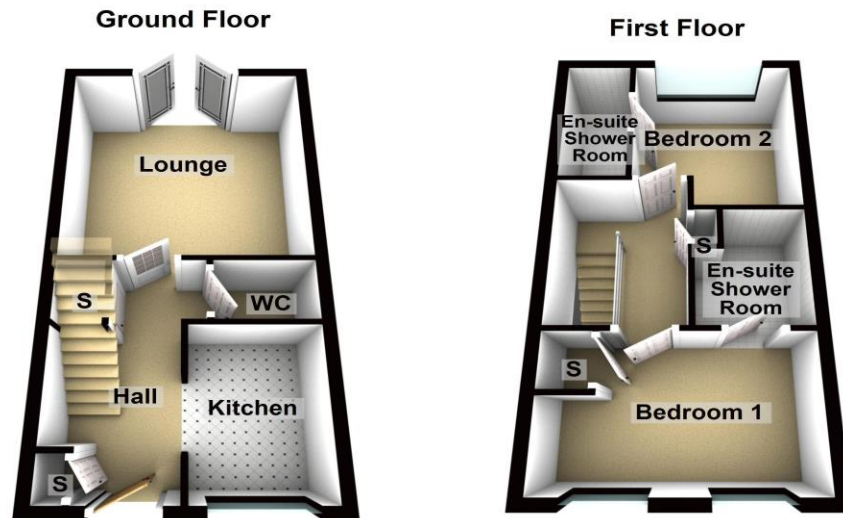
Low level WC, wash basin, walk in shower, towel radiator, spot lighting.

### 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+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM