



- Modern Detached Property
- Three Bedrooms
- Downstairs WC
- Lounge & Dining Kitchen
- Family Bathroom
- Good Sized Garden
- Off Road Parking
- Sold As A 40% Share

7 Saxon Grove
Manchester, M28 3EA

£120,000

A stunning three bedroom detached property, located on the recently constructed Francis Place development. Being sold as a 40% share, the accommodation comprises of an entrance hall, downstairs WC, lounge and a well appointed dining kitchen. To the first floor there are three good sized bedrooms and a family bathroom. Externally to the front there is a garden, whilst to the rear there is an enclosed garden with gated side access. The driveway provides off road parking for two vehicles and a electric charging point. Rent, service/management charge and insurance £428.19 PCM. Lease 989 yrs.

Ground Floor

Entrance Hall 15' 5" x 4' 0" (4.70m x 1.22m)

Radiator, laminate flooring, storage cupboard, stairs to first floor.

Downstairs WC 6' 4" x 3' 2" (1.93m x 0.96m)

Low level WC, wash basin, radiator, window to front.

Lounge 15' 8" x 10' 0" (4.77m x 3.05m)

Radiator, laminate flooring, windows to front and side.

Dining Kitchen 17' 7" x 11' 3" (5.36m x 3.43m)

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



First Floor

Landing

Storage cupboard, access to roof void.

Bedroom One 11' 0" x 9' 9" (3.35m x 2.97m)

Radiator, window to front.



Bedroom Two 10' 6" x 9' 0" (3.20m x 2.74m)

Radiator, windows to side and rear.

Bedroom Three 8' 7" x 6' 8" (2.61m x 2.03m)

Radiator, window to rear.

Family Bathroom 7' 5" x 6' 4" (2.26m x 1.93m)

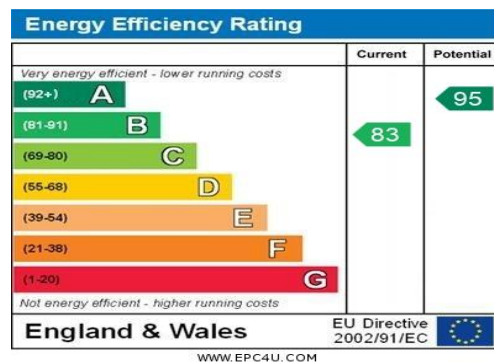
Low level WC, wash basin, panelled bath with shower over, towel radiator, spot lighting, part tiled walls, window to front.



Externally

Externally to the front there is a garden, whilst to the rear there is an enclosed garden with gated side access. The driveway provides off road parking for two vehicles and a electric charging point.





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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