



- Modern Mews Property
- Three Bedrooms
- Downstairs WC
- Lounge/Dining Area
- Kitchen
- Off Road Parking
- Garden
- Sold As A 50% Share

29 Malkins Wood Lane  
Manchester, M28 1ZQ

£145,000

A three bedroom mid mews property, located on this popular modern development. Being sold as a 50% share, the accommodation comprises of an entrance hall, downstairs WC, lounge/dining area and a kitchen. To the first floor there are three good sized bedrooms and a family bathroom. Externally to the front there is off road parking for two vehicles, whilst to the rear there is an enclosed, low maintenance garden with gated rear access. Rent, service charge and insurance £270.88 PCM. Lease 115 yrs.

### Ground Floor

**Entrance Hall 12' 9" x 4' 0" (3.88m x 1.22m)**

Radiator, stairs to first floor.

**Downstairs WC 7' 0" x 4' 6" (2.13m x 1.37m)**

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

**Lounge/Dining Area 18' 5" x 15' 3" (5.61m x 4.64m)**

Radiator, storage cupboard, wood effect flooring, French doors leading to garden.

**Kitchen 12' 0" x 7' 2" (3.65m x 2.18m)**

Fitted with a range of modern wall and base units with complimentary worktops over, electric oven, gas hob with extractor over, sink and drainer, integrated fridge/freezer, space for washing machine, spot lights, window to front.



## First Floor

### Landing

Access to loft area.

**Bedroom One** 15' 6" x 9' 3" (4.72m x 2.82m)

Radiator, storage cupboard, window to front.



**Bedroom Two** 13' 9" x 8' 3" (4.19m x 2.51m)

Radiator, windows to rear.

**Bedroom Three** 10' 5" x 7' 0" (3.17m x 2.13m)

Radiator, window to rear.

**Family Bathroom** 8' 1" x 6' 8" (2.46m x 2.03m)

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



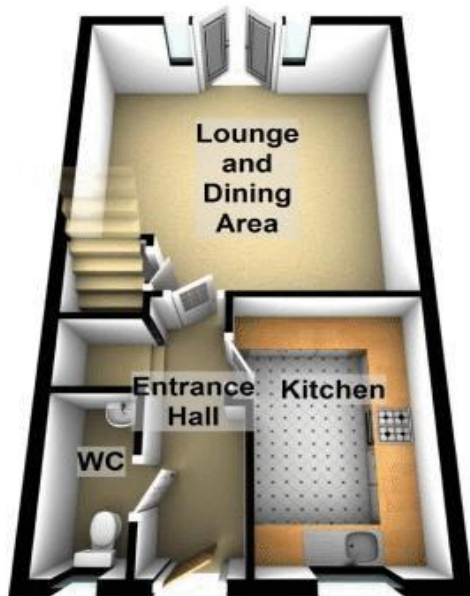
### External

Externally to the front there is off road parking for two vehicles, whilst to the rear there is an enclosed, low maintenance garden with gated rear access.





## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>	85	
(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

**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.

## Make Your Move

Plumlife Move, Armitt House, Monmouth Road, Cheadle Hulme, Stockport, SK8 7EF

Tel: 0161 486 7700 Fax: 0161 485 5858 Email: [move@plumlifemove.co.uk](mailto:move@plumlifemove.co.uk)

[www.plumlifemove.co.uk](http://www.plumlifemove.co.uk)