



- Semi Detached Property
- Three Bedrooms
- Downstairs WC
- Lounge/Dining Area
- Kitchen & Bathroom
- Parking & Garden
- No Onward Chain
- Sold As A 35% Share

19 Holden Drive
Manchester, M27 4FQ

£92,750

A well presented three bedroom semi detached property, ideally located for Swinton town centre. Sold as a 35% 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 there is a driveway, providing off road parking, whilst to the rear there is an enclosed garden with a deck area. No onward chain. Rent, management/estate charge and insurance £367.54 PCM. Lease 112 years.

Ground Floor

Entrance Hall 10' 6" x 3' 5" (3.20m x 1.04m)

Laminate flooring, radiator, stairs to first floor.

Downstairs WC 5' 7" x 2' 8" (1.70m x 0.81m)

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

Lounge/Dinning Area 19' 2" x 13' 7" (5.84m x 4.14m)

Two storage cupboards, two radiators, laminate flooring, French doors to garden.

Kitchen 10' 0" x 6' 7" (3.05m x 2.01m)

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



First Floor

Landing

Radiator, access to loft area, window to side.

Bedroom One 13' 8" x 10' 9" (4.16m x 3.27m)

Fitted wardrobes, radiator, windows to front.

Bedroom Two 9' 2" x 7' 6" (2.79m x 2.28m)

Radiator, window to rear.

Bedroom Three 7' 6" x 5' 9" (2.28m x 1.75m)

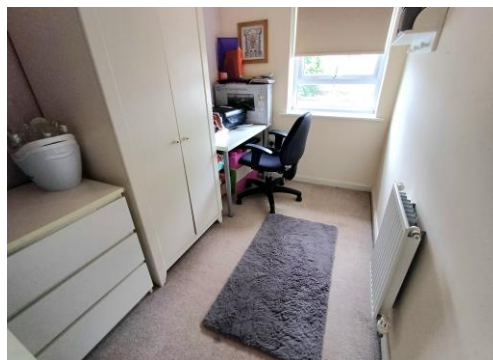
Radiator, window to rear.

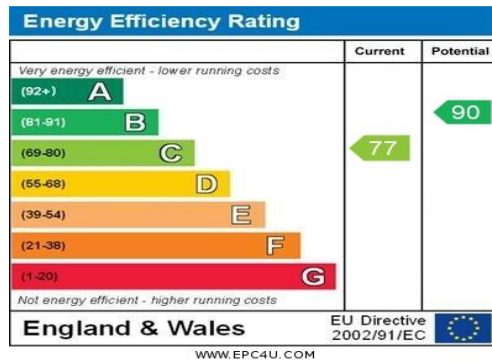
Bathroom 7' 1" x 5' 7" (2.16m x 1.70m)

Suite comprising of a low level WC, wash basin, panelled bath with shower over, towel radiator, part tiled walls, spot lighting.

External

Externally there is a driveway, providing off road parking, whilst to the rear there is an enclosed garden with a deck area.





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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