



- Modern Mews Property
- Three Bedrooms
- Lounge & Kitchen
- Downstairs WC
- Two Bathrooms
- Garden
- Parking
- Sold As A 60% Share

5 North Fold Close
Manchester, M29 8SE

£165,000

A well presented three bedroom, two bathroom mid mews property, located on the this popular new development. Being sold as a 60% share, the ground floor accommodation comprises of an entrance hall, downstairs WC, lounge and kitchen. To the first floor there are three good sized bedrooms, en-suite shower room and a family bathroom. Externally there is a driveway providing off road parking, whilst o the a rear there is an enclosed garden. Rent, service charge £307.80 PCM. Lease 245 yrs.

Ground Floor

Entrance Hall 14' 0" x 4' 11" (4.26m x 1.50m)

Radiator, two storage cupboards, stairs to first floor.

Downstairs WC 6' 2" x 5' 4" (1.88m x 1.62m)

Low level WC, wash basin, radiator.

Lounge 13' 5" x 12' 7" (4.09m x 3.83m)

Radiator, French doors to garden.

Kitchen 9' 4" x 6' 2" (2.84m x 1.88m)

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, window to front.



First Floor

Landing

Storage cupboard, access to loft area.

Bedroom One 10' 7" x 10' 0" (3.22m x 3.05m)

Radiator, window to front.

En-Suite Shower Room 6' 4" x 5' 6" (1.93m x 1.68m)

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

Bedroom Two 11' 3" x 9' 9" (3.43m x 2.97m)

Radiator, window to rear.

Bedroom Three 11' 3" x 6' 6" (3.43m x 1.98m)

Radiator, window to rear.

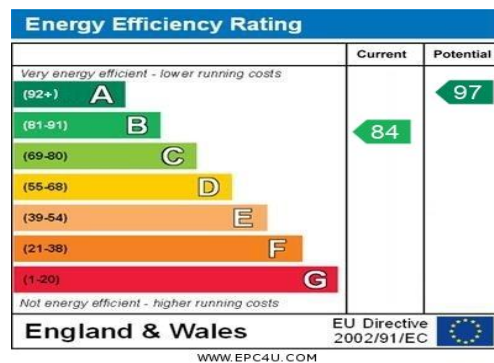
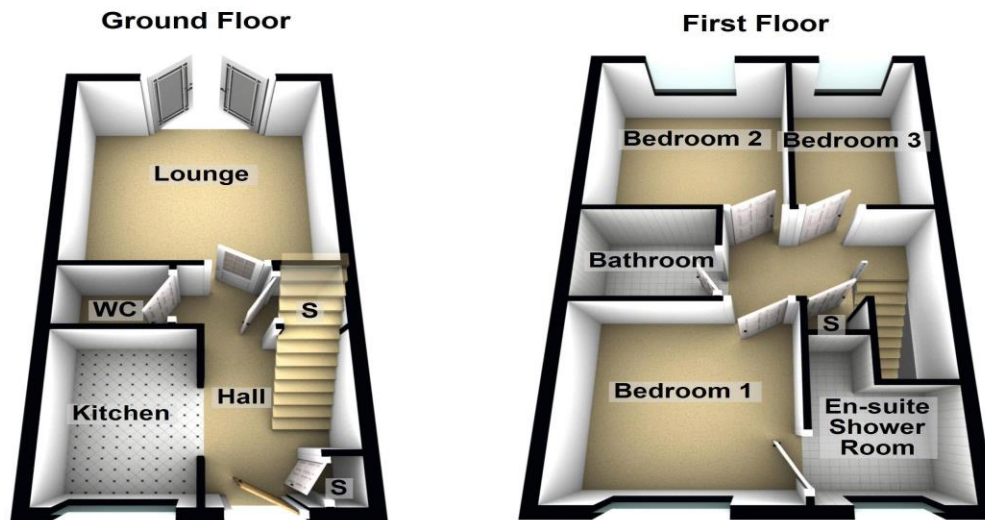
Family Bathroom 6' 4" x 5' 7" (1.93m x 1.70m)

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

External

Externally there is a driveway providing off road parking, whilst on the rear there is an enclosed garden.





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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