



- Modern Detached Property
- Four Bedrooms
- Downstairs WC
- Lounge & Dining Kitchen
- Family Bathroom
- Garden
- Off Road Parking
- Sold As A 60% Share

2 Arkwright Way
Manchester, M27 5BF

£240,000

A well presented four double bedroom detached property, located on this popular modern development. Being sold as a 60% share, the accommodation comprises of an entrance hall, downstairs WC, lounge and a dining kitchen. To the first floor there are four good sized bedrooms and a family bathroom. Externally the property occupies a corner position with gardens to three sides and a driveway providing off road parking for two vehicles. Rent, service charge, management charge and insurance £400.79 PCM. Lease 245 years.

Ground Floor

Entrance Hall 13' 6" x 4' 0" (4.11m x 1.22m)

Radiator, storage cupboard, stairs to first floor.

Downstairs WC 5' 7" x 3' 2" (1.70m x 0.96m)

Low level WC, wash basin, radiator.

Lounge 18' 5" x 10' 0" (5.61m x 3.05m)

Two radiators, windows to front and side.

Dining Kitchen 18' 4" x 9' 0" (5.58m x 2.74m)

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



First Floor

Landing

Radiator, access to loft area, window to rear.

Bedroom One 11' 5" x 10' 3" (3.48m x 3.12m)

Radiator, window to front.

Bedroom Two 10' 7" x 8' 5" (3.22m x 2.56m)

Radiator, window to side.

Bedroom Three 11' 2" x 9' 2" (3.40m x 2.79m)

Radiator, window to front.

Bedroom Four 9' 3" x 8' 4" (2.82m x 2.54m)

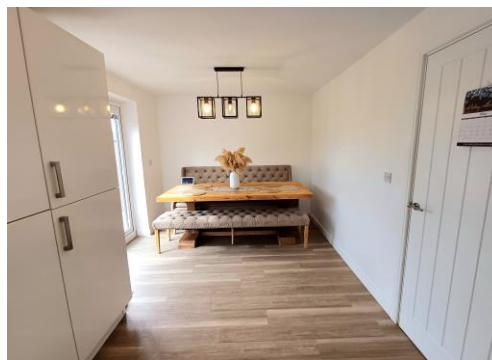
Radiator, window to side.

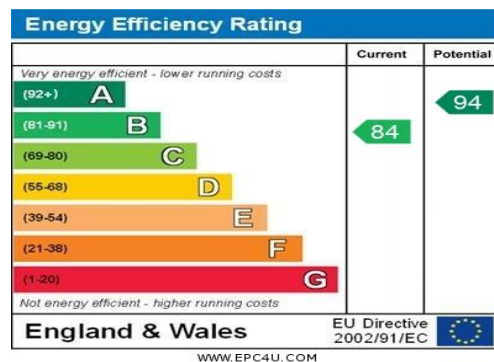
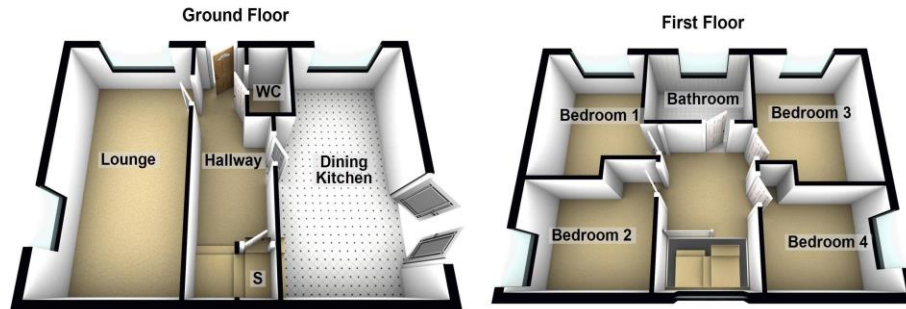
Bathroom 7' 0" x 6' 3" (2.13m x 1.90m)

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

External

Externally the property occupies a corner position with gardens to three sides and a driveway providing off road parking for two vehicles





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

Tel: 0161 486 7700 Fax: 0161 485 5858 Email: move@plumlife.co.uk

www.plumlifemove.co.uk