



- Semi Detached Property
- Three Bedrooms
- Two Bathrooms
- Downstairs WC
- Lounge
- Parking
- Garden
- Sold As A 25% Share

58 Sycamore Road  
Manchester, M9 7GN

£66,250

A well presented three bedroom, two bathroom semi detached property, located on this popular development close to Manchester City Centre. Being sold as a 25% share the accommodation comprises of an entrance hall, downstairs WC, lounge and dining kitchen. To the first floor there are three good sized bedrooms, en-suite shower room and a family bathroom. Externally the property occupies a corner position with a driveway providing off road parking and gardens to two sides. Rent, management charge and insurance £483.45 PCM. Lease 143 years.

### Ground Floor

**Entrance Hallway 6' 6" x 6' 4" (1.98m x 1.93m)**

Radiator, laminate flooring, staircase to first floor.

**Downstairs WC 5' 4" x 3' 0" (1.62m x 0.91m)**

Low level WC, wash basin, radiator.

**Lounge 15' 2" x 10' 9" (4.62m x 3.27m)**

Laminate flooring, two radiators, French doors to rear garden, window to front.

**Dining kitchen 15' 0" x 8' 3" (4.57m x 2.51m)**

Range of base and wall units incorporating a sink and drainer, gas hob with extractor over, oven, built in fridge freezer, space for washing machine and dishwasher, tiled flooring, radiator, windows to side.



## First Floor

### Landing

Access to loft area.

**Bedroom One** 10' 9" x 9' 3" (3.27m x 2.82m)

Radiator, laminate flooring, window to side.



**En-Suite shower room** 8' 1" x 5' 5" (2.46m x 1.65m)

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



**Bedroom Two** 8' 7" x 8' 5" (2.61m x 2.56m)

Radiator, laminate flooring, window to side.

**Bedroom Three** 8' 3" x 6' 4" (2.51m x 1.93m)

Radiator, laminate flooring, window to front.

**Family Bathroom** 6' 5" x 5' 7" (1.95m x 1.70m)

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

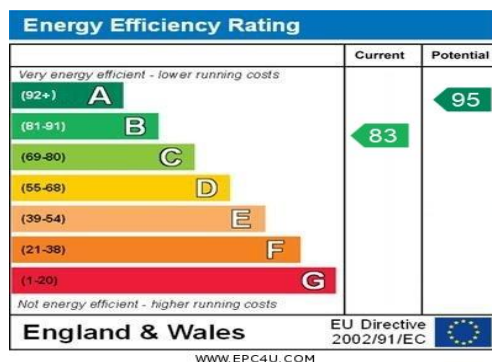
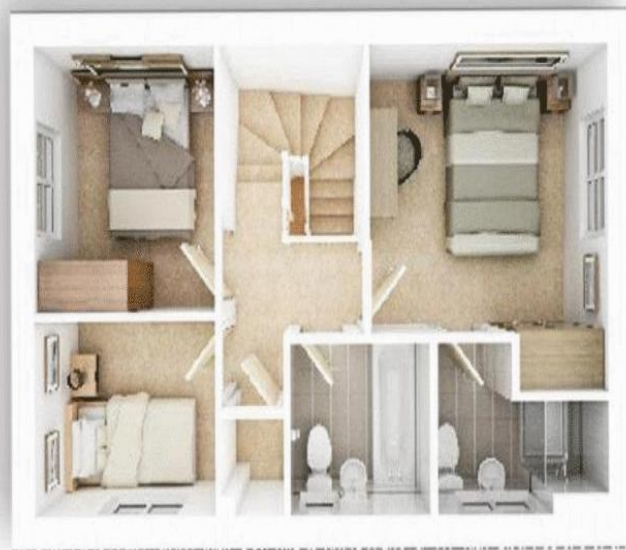


### External

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







**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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