

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



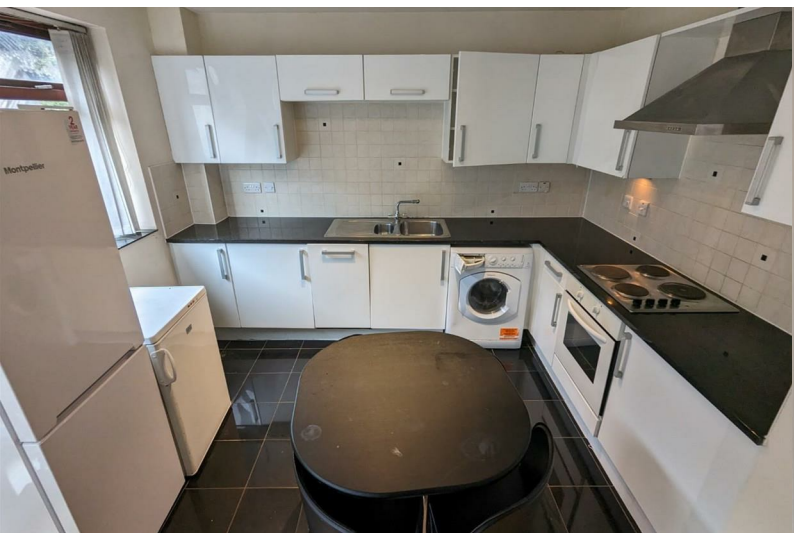
8 Bridgewater Street

Manchester, M3 4NH

Offers Over £170,000



Council Tax: D



# 4 8 Bridgewater Street

Manchester, M3 4NH

Offers Over £170,000



## Material Information - Manchester

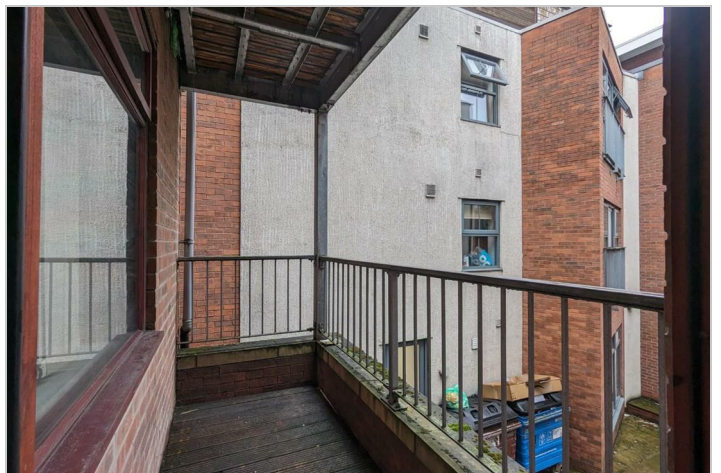
Tenure Type; Leasehold

Leasehold Years remaining on lease; 150 years from 2021

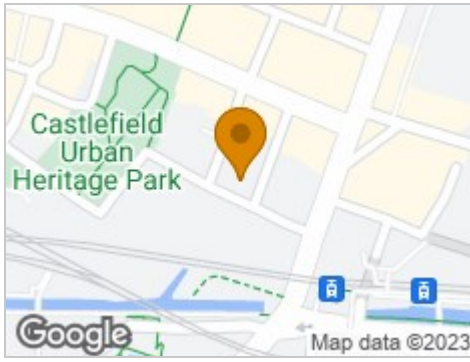
Leasehold Annual Service Charge Amount £786.29

Leasehold Annual Ground Rent Amount £0.00

Council Tax Banding; D (Manchester)



## Road Map



## Hybrid Map

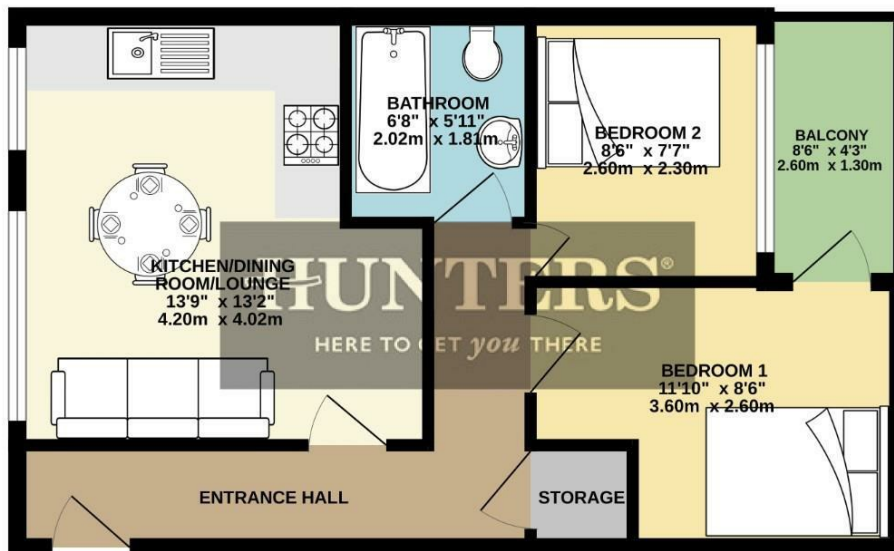


## Terrain Map



## Floor Plan

GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.

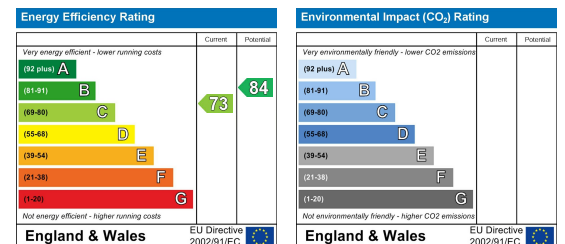


TOTAL FLOOR AREA: 447 sq.ft. (41.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Hunters Manchester Office on 0161 830 5800 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.