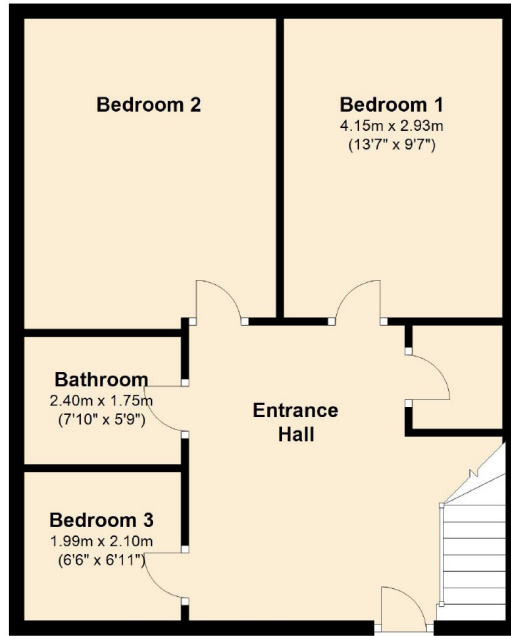


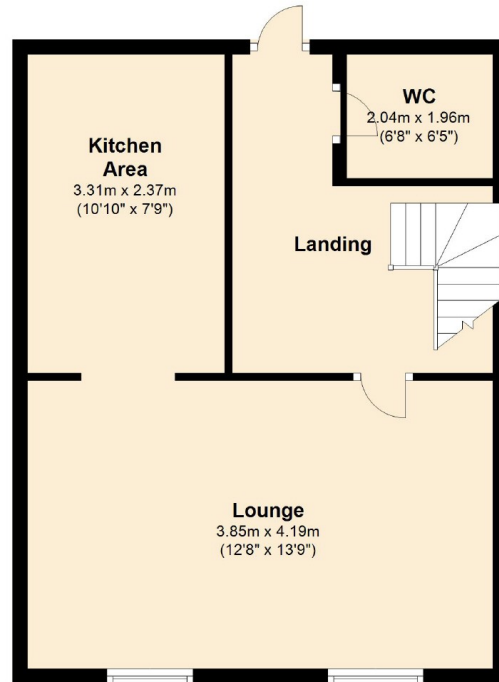
Ground Floor

Approx. 50.8 sq. metres (547.3 sq. feet)

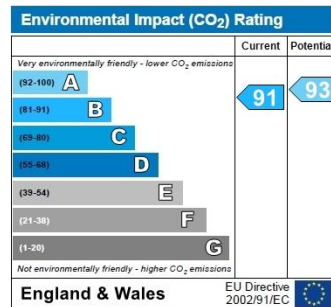
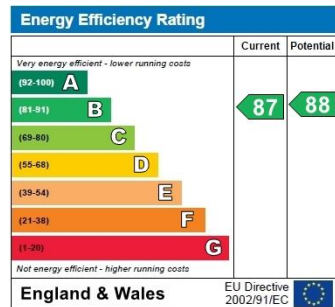


First Floor

Approx. 44.5 sq. metres (478.5 sq. feet)



Total area: approx. 95.3 sq. metres (1025.8 sq. feet)



Blue Moon Way, Manchester, M14 7SH Offers over £165,000

A stunning 3 bedroom home situated in a sought after location close to all shops, schools and transport links. This is a fantastic property with 2 bathrooms. Off road parking with secure allocated car parking space. It is gas central heated and double glazed throughout. This property is in a very good condition and is located on a very stylish and new development.

This property is an ideal family home or a great investment for any buy to let investor looking for a good yield of 7.5%.

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Entrance Hall 11'1" x 9'6" (3.38m x 2.89m)

Double radiator, double glazed window to front, stairs to first floor, door to under stairs storage cupboard and door to:-

Bedroom One 13'7" x 9'3" (4.15m x 2.83)

Double glazed window to rear, double radiator

Bedroom Two 13'7" x 9'8" (4.15 x 2.95)

Double glazed window to rear, double radiator

Bedroom Three 7'9" x 6'9" (2.36m x 2.05m)

Double glazed window to front, double radiator

Bathroom 8'0" x 5'9" (2.45m x 1.75m)

Panel bath with shower over and glass screen, low level WC, sink unit housed in vanity unit with storage, wall mounted heated towel rail, partly tiled walls

First Floor Landing 10'10" x 10'0" (3.29m x 3.04m)

Wall mounted Intercom System, double radiator and doors to:-

Lounge 13'9" x 12'8" (4.19m x 3.85m)

Two double glazed windows to front, two double radiators, spotlights to ceiling and opening out to:-

Kitchen 10'10" x 7'9" (3.31m x 2.37m)

Low and eye level units housing stainless steel sink unit, built in electric oven and hob, built in fridge and freezer, space for washing machine, breakfast bar area

Bathroom 6'9" x 6'5" (2.05m x 1.96m)

Low level WC, sink unit with splash back tiling, wall mounted heated towel rail

Communal Entrance Hall

There is a communal entrance hall that you can access from the property which leads to both a lift and stairwell to give access to the undercover allocated parking space in the rear gated car park with CCTV security.

Directions

Viewing Arrangements

Viewings on this property can be arranged by contacting any of our 10 branches up to 8.30pm Monday - Thursday and normal branch opening times Friday and Saturday. Please note that the Withington Branch is dealing with the viewing of this property



Lounge



Kitchen



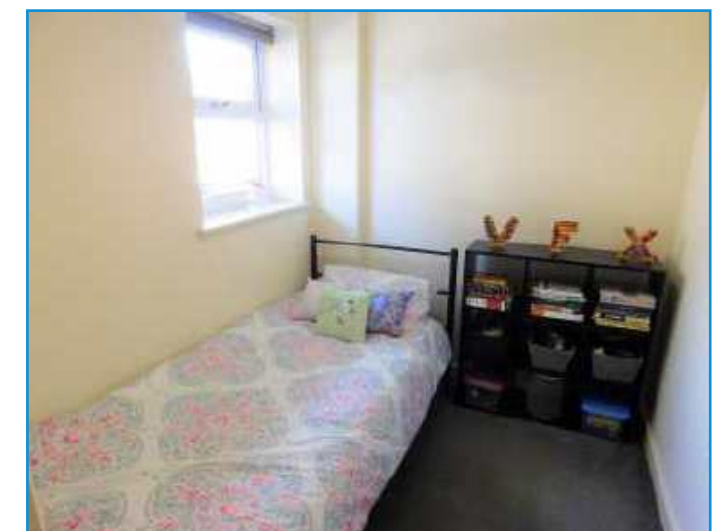
Bathroom



Bedroom One



Bedroom Two



Bedroom Three