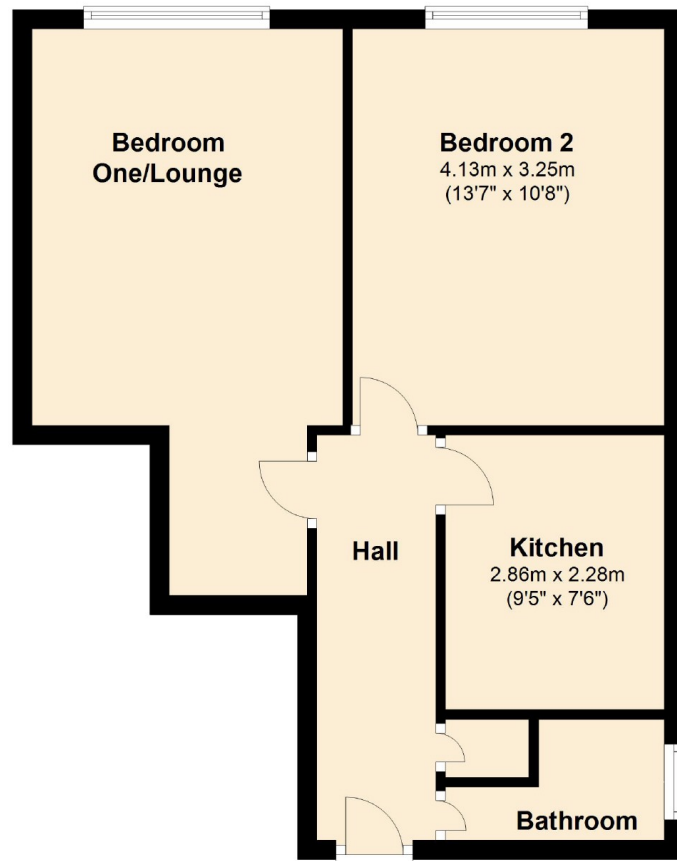


Ground Floor

Approx. 45.6 sq. metres (490.4 sq. feet)



Total area: approx. 45.6 sq. metres (490.4 sq. feet)



Princess Road, Manchester, M14 4RE
£100,000

ATTENTION BUY TO LET LANDLORDS & FIRST TIME BUYERS * ONE BEDROOM FIRST FLOOR APARTMENT *** SPACIOUS LOUNGE & BEDROOM *** DOUBLE GLAZED & GAS CENTRAL HEATED THROUGHOUT *** FANTASTIC LOCATION WITHIN MINUTES FROM MANCHESTER'S UNIVERSITIES, HOSPITALS & CITY CENTRE *** NO SERVICE CHARGE *** NO VENDOR CHAIN *** IDEAL INVESTMENT FOR ANY BUY TO LET LANDLORD OR FIRST TIME BUYER LOOKING FOR THEIR FIRST HOME *****

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Note

The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor & Co. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Estate Agents Co. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

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Unit 1A, 160-164 Wellington Road, Withington,
Manchester, M20 3FU

Tel:

Entrance Hall 13'10" x 4'1" (4.22m x 1.24m)

Laminate flooring, double radiator and doors to:-

Lounge/Bedroom One 17'4" x 10'8" (5.29m x 3.24m)

This lounge is currently used as a bedroom and consists of double radiator and double glazed window to rear

Bedroom Two 13'7" x 10'8" (4.13m x 3.25m)

Double radiator and double glazed window to rear

Kitchen 9'5" x 7'6" (2.86m x 2.28m)

A range of low and eye level units incorporating a stainless steel sink and drainer unit, built in gas hob and electric oven, space for washing machine and fridge freezer, double glazed window to side

Bathroom 6'1" x 3'6" (1.86m x 1.07m)

A three piece suite comprising of panelled bath with shower over, low level WC, pedestal wash hand basin, tiled flooring, partly tiled walls and double glazed frosted window to side

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



Entrance Hall



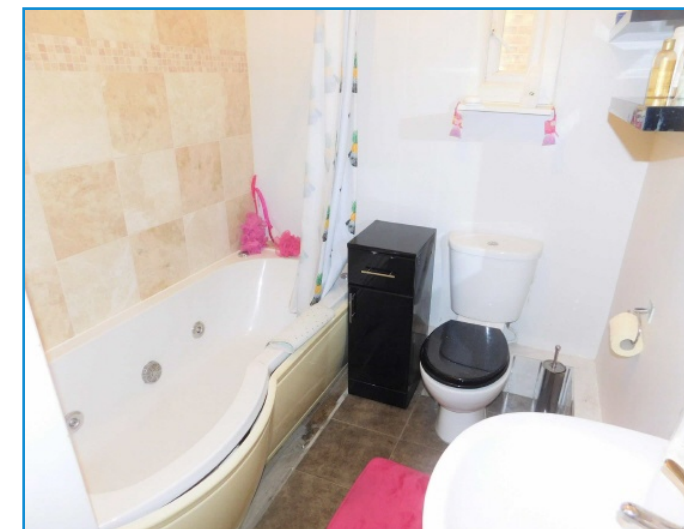
Lounge/Bedroom One



Bedroom Two



Kitchen



Bathroom