



pearson  
ferrier®



49 JAMES STREET  
Manchester, M26 1LN  
£220,000



# 49 JAMES STREET

## Property at a glance

- modern built end mews
- three generous sized bedrooms (main with en-suite shower room)
- PVC double glazing & GCH system
- guest WC
- modern fitted kitchen with integrated appliances
- feature lounge with PVC double opening patio doors leading out onto the large private rear garden
- modern family bathroom
- driveway providing off road parking for 2/3 cars leading to the attached single garage
- no upward chain
- viewing a must!!!

A modern built three bedroom end mews conveniently placed for easy access to all local amenities including nearby schools, shops and transport networks including the nearby motorway network and Radcliffe met station providing easy access to and from Manchester City Centre and surrounding areas. Early viewing is highly recommended to avoid any disappointment and further features include: PVC double glazing, gas central heating system, guest WC, modern fitted kitchen with integrated appliances, feature lounge with double opening PVC patio doors leading out onto the large private rear garden, three generous sized bedrooms (main with en-suite shower room) and modern family bathroom. Outside - driveway providing off road parking for two/three cars with access to the attached single garage and a large private rear garden. The accommodation briefly comprises: reception hallway, WC, kitchen, lounge, first floor, three generous sized bedrooms (main with en-suite shower room) and family bathroom. Outside - driveway providing off road parking for two/three cars with access to the attached single garage and a large private rear garden.

### Additional Information:

Tenure: Leasehold

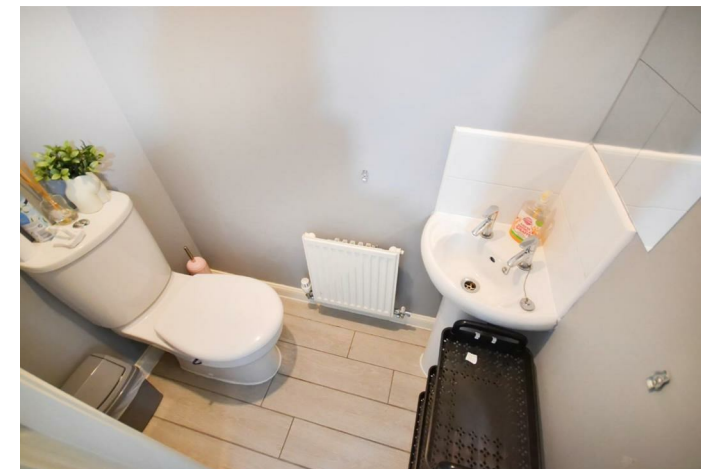
Term of Lease: 155 years for 01/01/2012

Ground Rent: £250 PA The rent can be reviewed every 15 years from the start of the Lease, being 01/01/2012.

Service Charge: £132.00 PA for up keep of common areas.

Council Tax band C payable to Bury MBC. Council Tax rates amount for 2023/2024 = £1937.37

EPC Rating: C



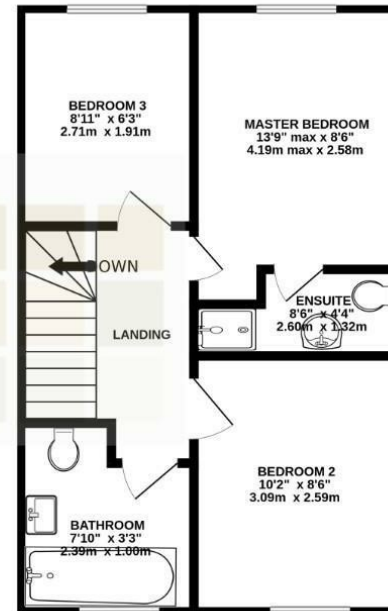




GROUND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 899 sq.ft. (83.5 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.  
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions						
(92 plus) A	(10 plus) A						
(81-91) B	(9-11) B						
(69-80) C	(8-10) C						
(55-68) D	(7-7.5) D						
(49-54) E	(6-6.5) E						
(39-48) F	(5-5.5) F						
(1-38) G	(4-4.5) G						
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions						
78	90						
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		

Radcliffe Office  
44 Blackburn Street Radcliffe, Manchester, M26 1NQ  
Telephone: 0161 725 8155  
Fax: #  
Email: radcliffe@pearsonferrier.co.uk

[www.pearsonferrier.co.uk](http://www.pearsonferrier.co.uk)



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.