



## Blueberry Avenue, Manchester, M40 0GF Price £100,000

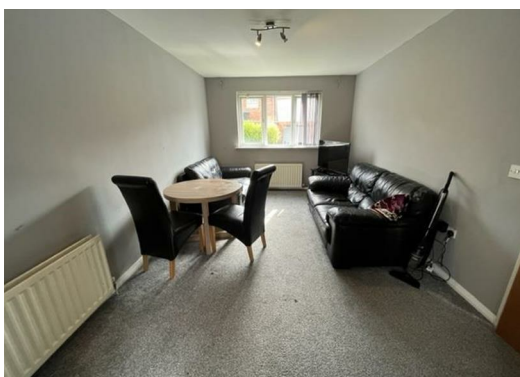
A great, two bedroom, GROUND FLOOR apartment with its own entrance door situated on Blueberry Avenue in New Moston. The apartment is situated on a popular development within close proximity of Manchester City Centre and has great access to the motorways, trains and bus routes.

The Accommodation briefly comprises; entrance hallway with cupboard, open plan fitted kitchen and lounge, a three-piece bathroom suite with a shower over the bath and two bedrooms. Externally the property has access to the communal areas and there is one car parking space available. The property benefits from uPVC double glazing, gas central heating and its own entrance door (not via a block door).

This property is also suitable for investors as it is currently being let out with a rent per annum of £8400.00. This could be increased as the current market rate is a lot higher at present.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment. **MUST VIEW!**

This property can be sold with or without the sitting tenant.



**Disclaimer:**

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**Tenure:**

Leasehold - To be confirmed by the Vendor's Solicitor

**Possession:**

Vacant possession upon completion

**Viewing:**

Viewing strictly by appointment through Lifestyle Sales and Letting



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