



All enquiries Ref: Brian Grante



- **Freehold double fronted extended house**
- **Full vacant possession**

Location:

The property is situated between the Bridgewater Canal and Cross Street, to the south west on Manchester City Centre which provides a comprehensive range of amenities. Transport links include local bus routes, road links via the M60, , M56 and M6, Dane Road or Sale Metro Link Tram, stations and Manchester Airport situated to the south.

Accommodation:

First floor: Three bedrooms, bathroom/WC
 Ground floor: Entrance hall, reception room, dining room, kitchen, rear room (extension).
 Outside: Front and rear gardens

EPC rating: D

Council Tax Band: B

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

