



## **John Hogan V C Road, Manchester - Offers Over £375,000**

Welcome to the market this immaculately presented three-bedroom semi-detached home on John Hogan V C Road. The property features a driveway and front garden of its own, while upon entering the property there is a large, open hallway that leads to the lounge, kitchen and WC. The kitchen is located at the front of the house with a window facing the front garden. The large, light-filled living area features French glass doors that open to the back garden, which is extremely spacious and is perfect for dining, lounging and playing! The garden's rear has been designed to maximize the portion of the space that is exposed to direct sunshine throughout the day. There is also ample under-stair storage and a spacious WC on the ground level. Upstairs, the property consists of three spacious bedrooms, one of which has an ensuite, one contemporary three piece bathroom and an abundance of storage.

- Three Bedroom House
- Semi-detached House
- Lovell Homes Development
- Off Road Parking
- Front & Back Garden
- Immaculately Presented
- Spacious and Bright
- Short Walk To Ancoats

## GENERAL

Rental Yield: 5.8 rental yield (assumed rental income of £1,800 PCM)  
Service Charge: N/A  
Ground Rent: £200pa  
Floor Area: Approximately 1013 sq ft (excluding garden)  
Lease: 243 Years Remaining  
Council Tax Band: B Approximately:1,608.63

## HALLWAY

Luxury click vinyl planks , ceiling lights, access to storage cupboard, wall mounted heater.

## KITCHEN

The kitchen comprises wall and base units, integrated fridge/freezer, integrated dishwasher and washing machine, built-in microw ave and oven with four ring hob and extractor over, granite sink with a pull out mixer tap and drainer, tiled flooring, spotlights and extractor.

## WC

Tiled flooring, wall mounted heater, spot lights and a two piece bathroom set.

## LIVING ROOM

Double glazed window and double glazed onto garden patio, luxury click vinyl planks, wall mounted heater, phone/TV point and ceiling lights.

## BEDROOM 1

Double glazed window , luxury click vinyl planks, wall mounted heater, phone/TV point, ceiling lights and entrance to the ensuite.

## ENSUITE

Accessed via the master bedroom, the ensuite comprises of a shower cubicle, WC, wash hand basin with mixer tap, wall mounted heater, partially tiled walls, tiled flooring, extractor and spotlights.

## BATHROOM

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

## BEDROOM 2

Double glazed window , luxury click vinyl planks, wall mounted heater and ceiling lights.

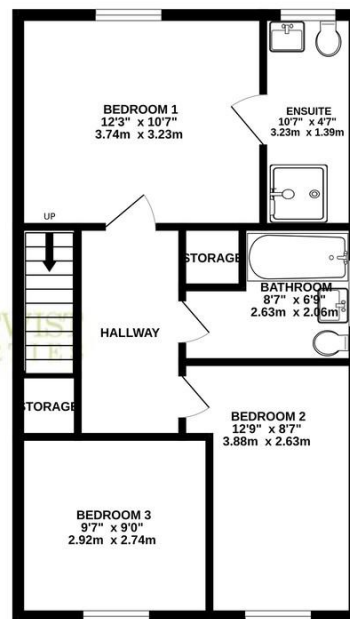
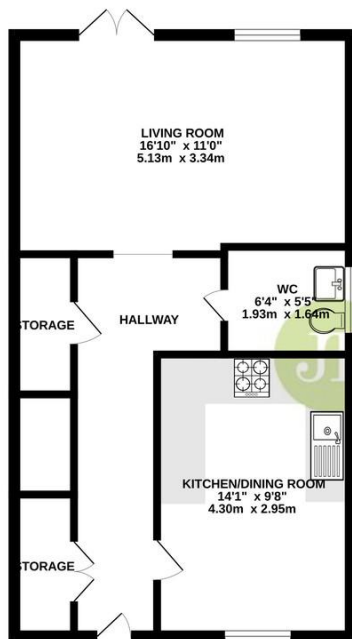
## BEDROOM 3

Double glazed window , luxury click vinyl planks, wall mounted heater and ceiling lights.



GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.

1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.