



**JULIE TWIST
PROPERTIES**



Mellor Street, Manchester

Offers Over £325,000

Julie Twist Properties are delighted to market this beautifully presented 3 bedroom semi-detached property on Mellor Street. The property has a lovely entrance with its own private front garden and driveway. It has a spacious and open hallway leading onto the kitchen, WC and lounge. On the 1st floor the property has a large master bedroom with ensuite, a good size double bedroom and third bedroom which would be perfect as a guest bedroom, study or nursery. There are also two storage cupboards on this floor and a main bathroom complete with three piece suite.

- Three Double Bedrooms
- Semi-detached House
- Front and Back Garden
- Off Road Parking
- Two Bathrooms and Downstairs WC
- Fully Fitted Kitchen
- Short Walk From Ancoats
- Lovell Homes Development



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JulieTwistMCR



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DESCRIPTION

The location benefits from only being a short walk into Ancoats main square which hosts a number of trendy and top rated restaurants, bars and cafes. Ancoats has become one of the most desirable locations in Manchester and benefits from the recently developed New Islington Marina which offers stunning green space overlooking the water and a number of restaurants, bars and bakery.

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: 245 Years Remaining
 Council Tax Band: B Approximately:1,608.63

HALLWAY

Laminate, ceiling lights, access to storage cupboard with plumbing for washing machine, access to cupboard housing the boiler, wall mounted heater.

KITCHEN

The kitchen comprises wall and base units, integrated fridge/freezer, integrated dishwasher, built-in oven with four ring hob and extractor over, stainless steel sink with 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, laminate flooring, wall mounted heater, phone/TV point and ceiling lights.

BEDROOM 1

Double glazed window, laminate flooring, 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, heated towel rail, 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, Laminate flooring, wall mounted heater, phone/TV point and ceiling lights.

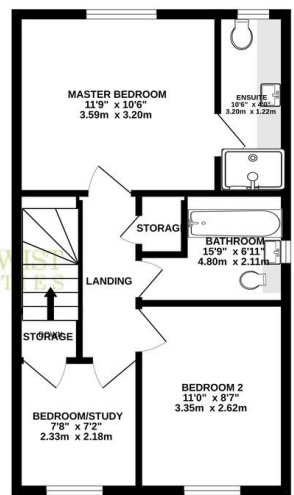
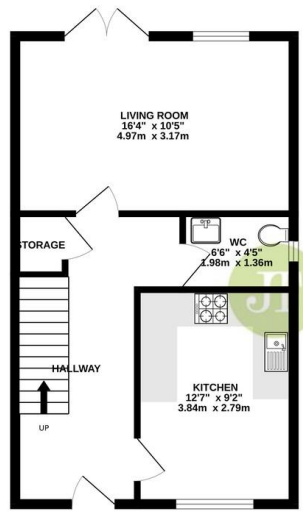
BEDROOM 3

Double glazed window, Laminate flooring, wall mounted heater, phone/TV point and ceiling lights.



GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.

1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 888 sq.ft. (82.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the Reader concerned terms, 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.
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