



Landos Road, Manchester

Offers Over £280,000

Julie Twist Properties welcome to the market this modern end of terrace house located on Landos Road. The ground floor consists of an entrance hallway, fully fitted kitchen with integrated appliances, a WC / cloakroom and a spacious living area with French doors opening to an immaculately maintained private garden. On the first floor you will find two good sized double bedrooms and a three-piece bathroom suite. The property also benefits from driveway parking.

- Two Double Bedrooms
- End Terrace House
- Private Driveway with Front Garden
- Large Back Garden with Paved Area
- Downstairs WC
- Excellent Access to the City
- Short Walk to Ancoats
- Immaculate Condition Throughout



DESCRIPTION

Miles Platting, a vibrant neighborhood located just a stone's throw from the heart of Ancoats, Manchester. This dynamic area seamlessly blends urban convenience with a sense of community, ideal for those seeking a balanced lifestyle. Residents enjoy easy access to an array of local amenities, including shops, cafes, and parks, making everyday living a breeze. With excellent transport links, including nearby train and tram stations, commuting to Manchester city center and beyond is effortless.

GENERAL

Rental Yield: 5.6% (based on an expected rental income of £1,300 pcm)
 Service Charge: £0
 Ground Rent: £200 per annum
 Lease: 250 Years from 1st January 2017
 Council Tax Band: A
 Square Footage: 754 sq.ft (excluding garden)

HALLWAY

A spacious entrance hallway with laminate flooring, ceiling lights and radiator.

BATHROOM

Accessed via the hallway, WC, wash hand basin with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

KITCHEN

The kitchen comprises wall and base units, integrated fridge/freezer, integrated dishwasher, built in hob with extractor over, stainless steel sink with mixer tap and drainer, laminate flooring and spotlights.

LIVING ROOM

Double glazed French doors opening up onto the immaculately maintained garden with decking, laminate flooring, ceiling lights and radiator.

BEDROOM 1

Double glazed windows, carpeted flooring, radiator, ceiling lights and built in wardrobe space.

BEDROOM 2

Large second bedroom with double glazed window, carpeted flooring, radiator and ceiling lights.

BATHROOM

Accessed via the 1st floor, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, laminate flooring, extractor and spotlights.

OUTSIDE SPACE

Driveway with parking available, front garden and large back garden both with paved and grass areas.



GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 754 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, notes 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 Metagap C2024

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