

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## New Wakefield Street

Manchester, M1 5NP

By Auction £165,000



Council Tax:



# 19 New Wakefield Street

Manchester, M1 5NP

By Auction £165,000



- NO CHAIN
- WITHIN 0.2 MILES OF OXFORD ROAD STATION
- WITHIN 0.6 MILES OF LOCAL METROLINK
- FIRST FLOOR APARTMENT
- POPULAR CENTRAL LOCATION
- EPC: C
- SERVICE CHARGE: TBC
- GROUND RENT: TBC
- BALANCE OF 999 YEAR LEASE
- TENANT IN SITU, CURRENT RENTAL £1,500

\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £165,000\* BIDDING CLOSES 3 JULY 3PM \* FEES APPLY \*  
LONG LEASEHOLD, WITHIN 0.2 MILES OF OXFORD ROAD TRAIN STATION

Two bed refurbished apartment available in the city centre. Within 0.2 miles of Oxford road train station, close to Manchester University off Oxford Road.

The property consists of a magnificent open plan dining, lounge and large kitchen area, underfloor heating, state of the art heating, two double bedrooms and a gated entrance and security coded door.

The property is currently tenanted achieving a monthly income of £1,500+VAT per calendar month

VIEWINGS HIGHLY RECOMMENDED!!

## LIVING ROOM

Spacious living kitchen diner with underfloor heating and large windows offering lots of natural light.

## KITCHEN

Modern kitchen area with eye an base level units.

## BEDROOM

Spacious fully carpeted bedroom with double glazed window offering lots of natural light.

## BEDROOM.

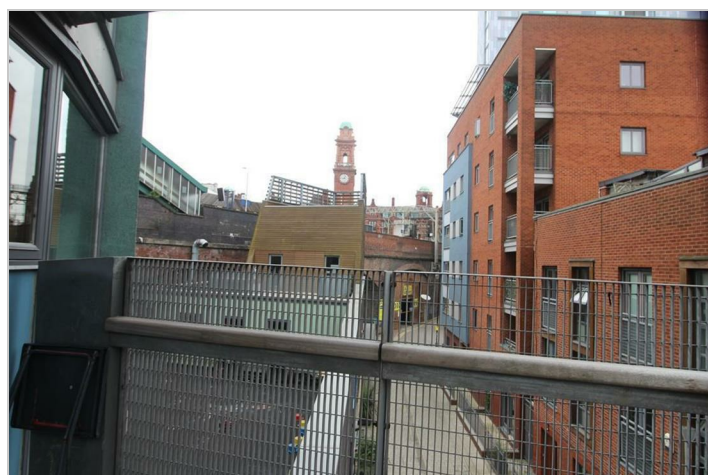
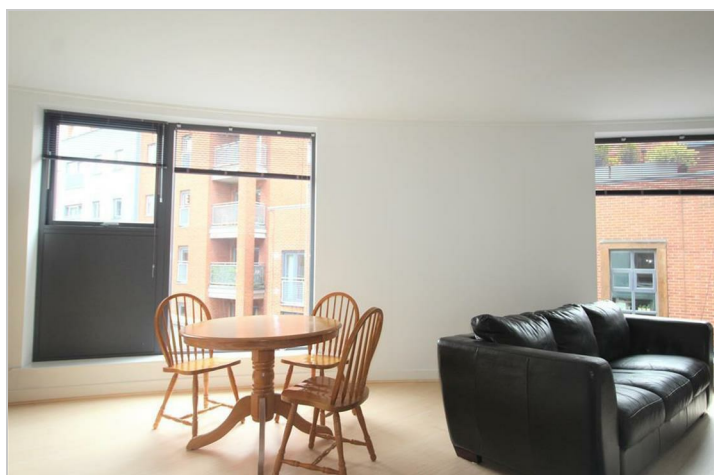
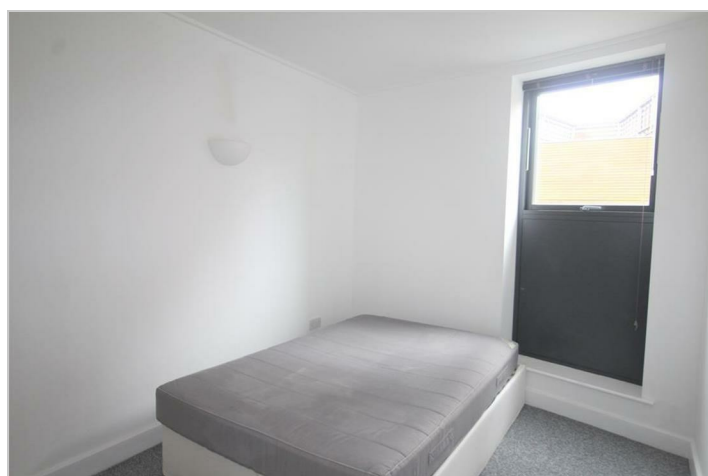
A further spacious fully carpeted double bedroom.

## BATHROOM

Modern bathroom with shower cubicle, pedestal style sink and low level W/C.

## BALCONY

Balcony with views of the city centre.



## Road Map



## Hybrid Map



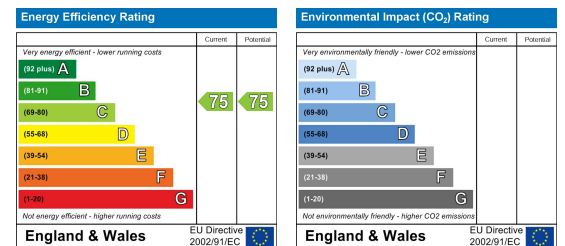
## Terrain Map



## Viewing

Please contact our Hunters South Manchester Lettings Office on 0161 945 9000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.