



Wince Brook Court, Grimshaw Lane, Middleton M24

- NO CHAIN
- LIFT ACCESS
- EN-SUITE
- PARKING AVAILABLE TO THE FRONT
- SOLD WITH TENANT IN SITU
- INVESTMENT OPPORTUNITY
- PLEASANT REAR VIEWS OVERLOOKING WINCE BROOK
- CLOSE TO MIDDLETON TOWN CENTRE

Offers In Excess Of £90,000

HUNTERS[®]
HERE TO GET *you* THERE

SOLD WITH TENANT IN SITU - INVESTMENT BUYERS ONLY

Hunters are delighted to offer for sale this two bedroom second floor apartment in located on Wince Brook Court, just off Grimshaw Lane. This property is an excellent investment as it comes with a tenant in situ, currently paying a monthly rent of £635.00.

As you step into the secured entrance of the apartments, you'll immediately notice the convenience of a lift that will take you to the apartment. This apartment boasts a well thought out layout, beginning with an inner hallway leading to the open plan lounge and kitchen/diner. The main feature is the Juliet balcony that overlooks Wince Brook. The two generously sized bedrooms offer ample space for all your needs. The master bedroom features an en-suite for added privacy and convenience. Additionally, there is a separate shower room.

For your convenience, parking is available at the front of the property.

This apartment is in a fantastic location and close to Middleton town centre, local schools, shops, amenities and transport links including the motorway network.

Contact us today to arrange a viewing as this certainly isn't one to be missed.

Tenure: Leasehold – 131 years remaining

Ground Rent: £200.00 per annum

Service Charge: £102.50 per month

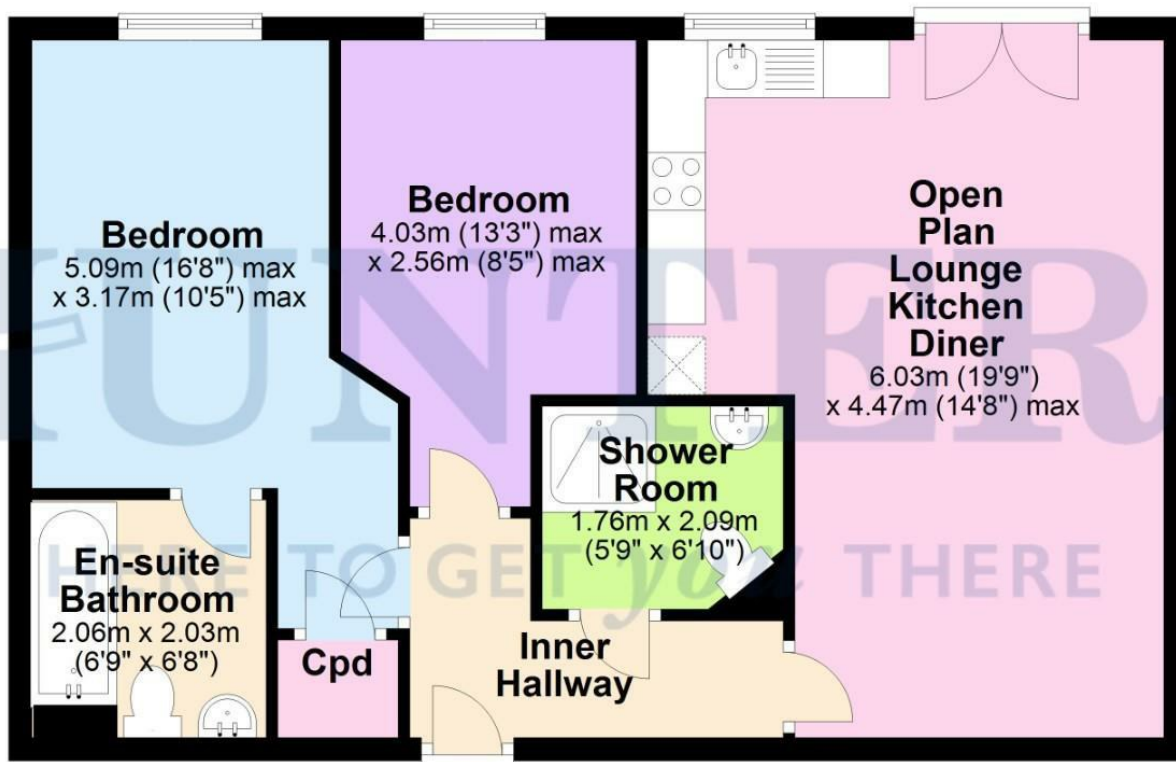
Council Tax Band: B





First Floor

Approx. 59.1 sq. metres (635.8 sq. feet)



Total area: approx. 59.1 sq. metres (635.8 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

Plan produced using PlanUp.

Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Current rating: 75 (D)

Potential rating: 86 (B)

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

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