

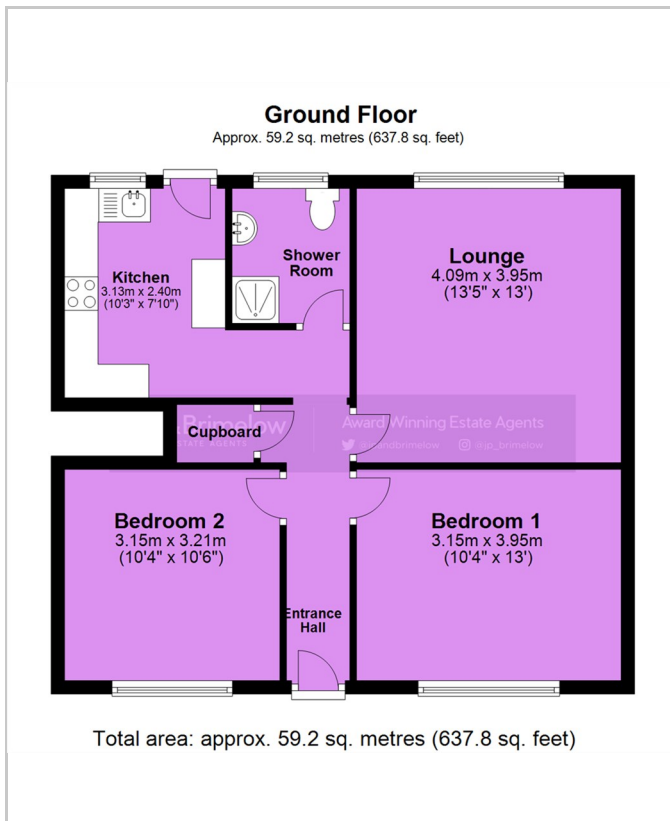


6 Compstall Avenue  
Fallowfield, Manchester, M14 7AS  
£145,000





## Floor Plan



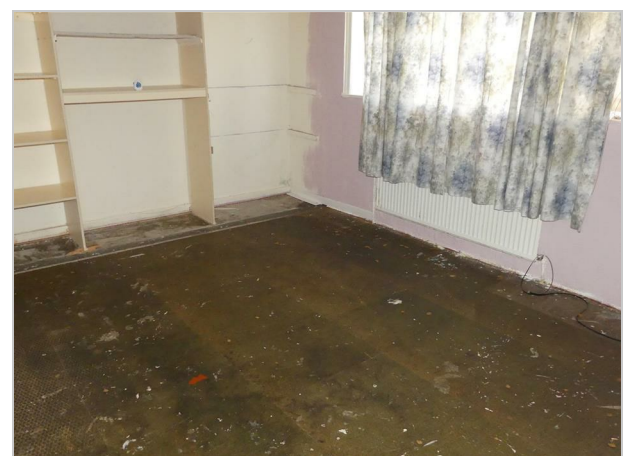
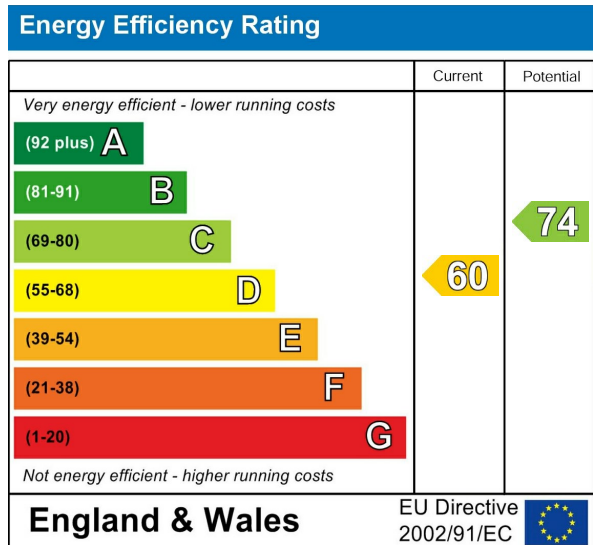
Please contact our Withington Office on 0161 445 9700 if you wish to arrange a viewing appointment for this property or require further information.

- GROUND FLOOR
- OFF ROAD PARKING
- UPVC DOUBLE GLAZING
- IDEAL FIRST TIME BUY OR INVESTMENT
- TWO DOUBLE BEDS
- PRIVATE GARDEN
- GAS CENTRAL HEATING
- NO VENDOR CHAIN

**NOTICE OF OFFER:** 6 Compstall Avenue, Manchester, M14 7AS. We advise that an offer has been made for the above property in the sum of £140,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Ground floor apartment situated on a residential cul-de-sac just off Yew Tree Road. Offering easy access to the City centre and the surrounding Villages of Withington & West Didsbury. In brief the accommodation comprises of: Entrance hall, lounge, kitchen, two double bedrooms and a shower room. The property also benefits from UPVC double glazing, gas central heating, off road parking and front and rear gardens. Ideal first time buy or investment. Please contact the office to arrange a viewing.

**Lease Information:** The lease is for a term of 125 years from 14/10/2002 at a fixed ground rent of £10.00 per annum. The service charge is £74.80 per year.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.