



## Bell Crescent, Manchester, M11 3UA

- Three Storey Three Bedroom Townhouse
- Three Bathrooms Including Ensuite
- Two Reception Rooms (1st Floor & Ground)
- Kitchen / Dining Area
- Balcony To Master Bedroom
- Rear Garden

**Price £321,000 Leasehold**



**WATCH VIDEO TOUR!** Granite Lettings & Property Management are pleased to present this large three storey, three bedroom townhouse on Bell Crescent. Located just off Ashton Old Road and just a 20 minute walk from Piccadilly train station. This well presented townhouse is set over three floors and briefly comprises; downstairs fully fitted kitchen / dining area with patio doors leading to back yard, ground floor reception room and WC, large 1st floor living area, double bedroom with en-suite bathroom, two double bedrooms on the 2nd floor with "Jack and Jill" family bathroom with shower over bath to bedroom two and three. The master bedroom also boasts a dressing area and private outdoor balcony. The property also boasts a garden to the rear and one allocated parking space.

The property also makes a great investment opportunity, currently occupied on a 6 month AST with 3 months remaining, current rent is £1600, current rental valuation is £1650 pcm

Council Tax Band C - £1940.46 - Manchester City Council [Prices correct as of 2022/2023 - please always refer to the council website]

Service charge per annum - £649.16 covers and car park maintenance

Leasehold – 229 years left remaining

No EWS1 required.

#### **Ground Floor Lounge 9'11" (3.02m) x 13'7" (4.14m)**

Laminate Floor, upvc Windows, Radiator



#### **Ground Floor Kitchen Diner 17'7" (5.36m) x 13'7" (4.14m)**

Tiled Floor, patio doors, kitchen cabinets, oven, gas hob, washing machine, Radiator



#### **Ground Floor WC 5'5" (1.65m) x 3'0" (0.91m)**

Laminate Floor, upvc Window, toilet and sink, radiator

#### **First Floor Bedroom 10'0" (3.05m) x 9'11" (3.02m)**

Laminate Floor, upvc Windows, radiator

#### **1st Floor Living Room 15'4" (4.67m) x 13'7" (4.14m)**

Laminate Floor, upvc Windows, radiator



#### **Second Floor Bedroom Rear 10'0" (3.05m) x 9'11" (3.02m)**

Laminate Floor, upvc Windows, radiator

#### **Second Floor Bedroom Front 8'10" (2.69m) x 8'11" (2.72m)**

Laminate Floor, upvc Windows, radiator

#### **Second Floor Bathroom 13'11" (4.24m) x 5'2" (1.57m)**

3 piece bathroom suite with shower over bath, upvc Windows, radiator

#### **First Floor Ensuite 10'0" (3.05m) x 3'4" (1.02m)**

3 piece bathroom suite with shower over bath, upvc Windows, radiator

#### **Balcony 4'2" (1.27m) x 5'2" (1.57m)**

Wooden Decking

#### **Ground rent**

£0

#### **Service Charge**

£649 per annum

#### **Leasehold**

Leasehold – 229 years left remaining

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	76	78
(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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 Plus) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

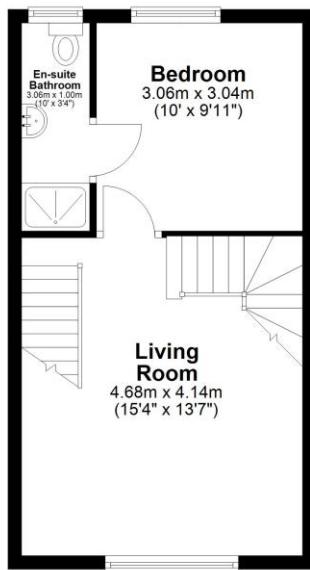
### Ground Floor

Approx. 34.3 sq. metres (368.7 sq. feet)



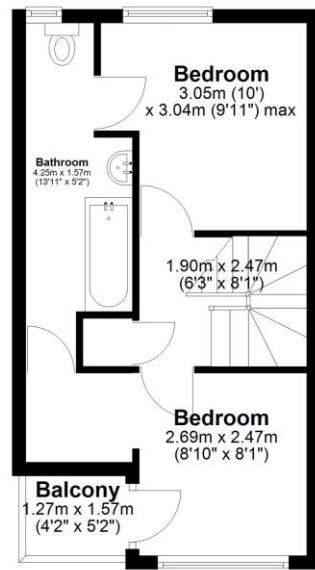
### First Floor

Approx. 32.4 sq. metres (349.2 sq. feet)



### Second Floor

Approx. 30.1 sq. metres (324.4 sq. feet)



Total area: approx. 96.8 sq. metres (1042.3 sq. feet)

For Illustration Purposes Only. Not To Scale.  
Plan produced using PlanUp.

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