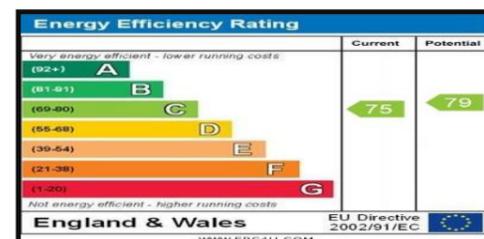


**LANGDALE AVENUE, MANCHESTER, M19 3NT**



- Two Bedroom Apartment
- Ground Floor
- Popular Residential Area
- Recently Refurbished
- New Kitchen
- New Bathroom
- Communal Parking
- Early Viewing Advised



**£185,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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**LETTINGS & MANAGEMENT**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)



Cardwells estate agents are pleased to bring to market this recently renovated ground floor two bedroom apartment. Situated in the popular residential area of Longsight this ground floor apartment is sure to generate a lot of interest! Close to local amenities, transport links and just a short drive from Manchester town centre this conveniently located property comprises; communal entrance, hallway, lounge, newly fitted kitchen, two bedrooms and a newly fitted bathroom. Externally there is communal parking and communal grounds. Internal and early viewing is highly advised. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

### **Directions**

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

#### **Communal entrance**

**Hallway** Laminate flooring. Ceiling light point. Radiator.

**Lounge** 12' 0" x 10' 2" (3.65m x 3.10m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Kitchen** 7' 0" x 6' 8" (2.13m x 2.03m) A range of newly fitted wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Space for washing machine and fridge freezer. UPVC double glazed window to rear aspect. Ceiling light point. Wall mounted boiler. Radiator.

**Bedroom 1** 11' 9" x 10' 6" (3.58m x 3.20m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bedroom 2** 10' 3" x 7' 7" (3.12m x 2.31m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Bathroom** 7' 0" x 6' 4" (2.13m x 1.93m) Panelled bath. Low flush wc. Pedestal wash hand basin. Chrome effect towel radiator. Ceiling light point. UPVC double glazed window to rear aspect. Wall tiling.

**Externally** Communal parking and grounds.

**Price** £185,000

**Tenure** Leasehold 999 from 2024 with 998 remaining. £1.00 per annum

**Viewing** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

**Council Tax** The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is A rated which is at an approximate annual cost of £1,379 (at the time of writing).

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

**Flood Risk** Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding.

**Thinking of Selling** Thinking of selling? If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market

may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

**Arranging a Mortgage** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk

**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

**Service Charge** £1236.00 per annum. £103.00 a month.

