



Sharp Street, Manchester, M4

Guide Price: £145,000

Leasehold

Sharp Street, Manchester, M4

We are pleased to bring to the market this One Double Bedroom property located in the heart of Manchester, a stone's throw away from the city centre.

As you walk in, you are met with heaps of natural light boasted by the abundance of large windows, which are all double glazed. Additionally, you have laminate flooring that leads throughout the property.

The open plan Living room / Kitchen is bright and spacious, including a Juliet balcony overlooking parts of the city. The Kitchen is tastefully presented including a Washing Machine, Electric Hob & Oven, and an Integrated Fridge Freezer.

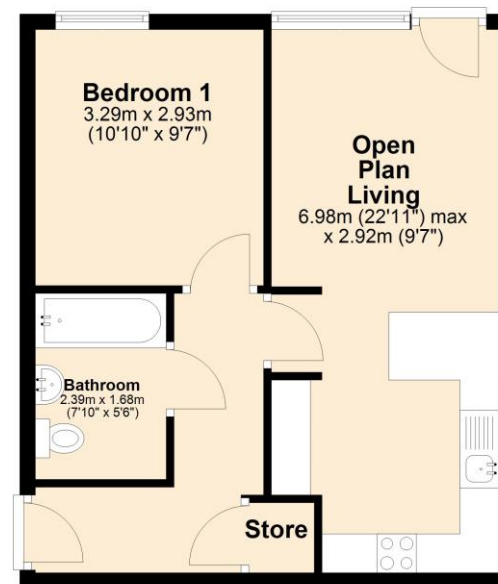
The bedroom offers enough space to accommodate a double bed or a king size if preferred and you aren't being overlooked which allows full privacy.

Finally, the bathroom is allocated along the hall, fully tiled throughout with a bath with shower over, W/C and hand basin. Additionally, there is a heated towel rail.

- Leasehold 250 Years from 1/10/2004
- Ground Rent £175 pa
- EPC Grade C
- Council Tax Band B
- Service Charge TBC

Ground Floor

Approx. 41.5 sq. metres (447.0 sq. feet)



Total area: approx. 41.5 sq. metres (447.0 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The Property Man

102A School Road
Sale
Cheshire
M33 7XB

T: 01615198855

E: sales@thepropertyman.co.uk

www.thepropertyman.co.uk

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.