



Oakcliffe Road, Baguley, Manchester, M23

£130,000

Leasehold

Oakcliffe Road, Baguley, Manchester, M23

**** Offered with NO ONWARD CHAIN **** A fantastic opportunity to purchase a well presented TWO DOUBLE bedroom ground floor apartment within easy reach of fantastic amenities.

Situated within close proximity to Wythenshawe Hospital, motorway networks, the Metrolink and within easy reach of Sale, Altrincham and Didsbury this apartment is perfect for professionals, first time buyers or investors alike.

The apartment offers an open plan living/ dining kitchen fitted with a modern kitchen area and bright and airy living area. The living area offers patio doors to the communal garden. There are TWO double bedrooms and a white fitted bathroom suite.

Externally there is parking to the rear and well maintained communal gardens.

A viewing is highly recommended to avoid disappointment

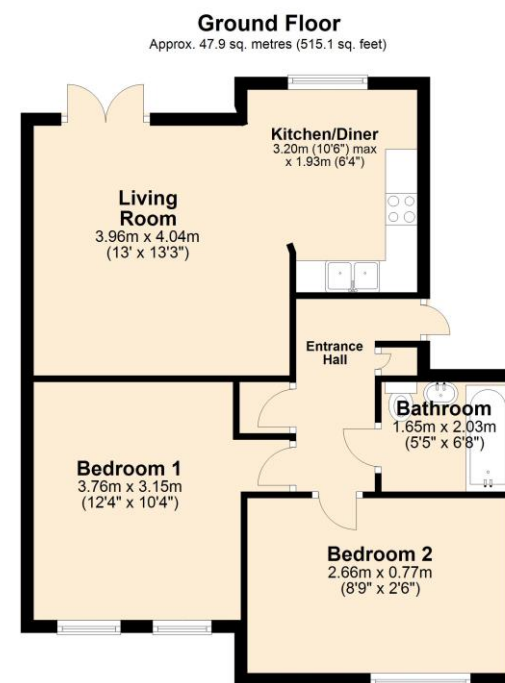
Leasehold 999 Years from 1/1/2004

Ground Rent £37.50 1/2 yearly

Service Charge £

EPC C

Council Tax Band B



Total area: approx. 47.9 sq. metres (515.1 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	76
(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	

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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.