



**28 Beatrice Avenue, Manchester, M18 7JU**

**£140,000**

**\*\*\* SPACIOUS TWO BEDROOM TERRACE \* TWO DOUBLE BEDROOMS \* TWO RECEPTIONS \*\*\***

Sanderson James are pleased to offer for sale this spacious terraced property close to Debdale park. The property is in a good condition and would make your ideal first home. The living area is two rooms that have been opened up with dividing doors, to create a large lounge/dining area for your family to relax in. At the rear is the kitchen with an array of floor units and door into the rear courtyard. On the first floor is the family bathroom with low level suite and over bath shower. The two double bedrooms complete the property providing good space for your family to retire to. This is a good option for a young family, contact Sanderson James on 0161256 0808 to find out more..



**Lounge**

9'6" x 11'1" (2.9 x 3.4)

**Dining Room**

14'1" x 10'2" (4.3 x 3.1)

**Kitchen**

8'6" x 9'10" (2.6 x 3)

**Bedroom One**

13'1" x 11'1" (4 x 3.4)

**Bedroom Two**

13'1" x 8'2" (4 x 2.5)

**Family Bathroom**

8'6" x 9'10" (2.6 x 3)

**Rear Yard**

**sales disclaimer**

**DISCLAIMER** These particulars, whilst believed to be accurate are set out as a general guideline only or 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating\* and so cannot verify they are in working order or fit for their purpose.

**Sales Money Laundering**

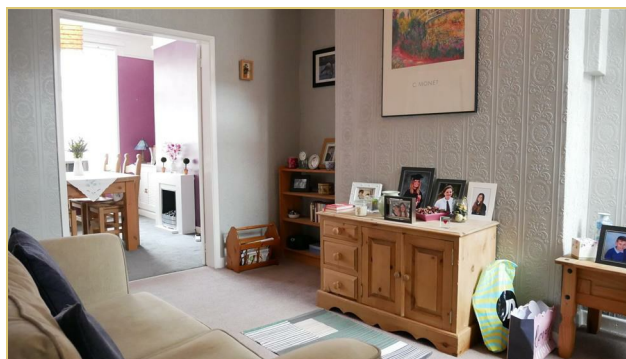
**MONEY LAUNDERING** If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)

**sales opening hours**

**OPENING HOURS** We are open 6 days a week. Monday - Thursday 9.30am - 6.00pm, Friday 9.30am - 5.00pm, Saturday 9.30am - 3.00pm.

**sales thinking of selling**

**THINKING OF SELLING** If you are thinking of selling, renting or buying a home, we would be delighted to arrange an appointment at your convenience to visit you in your home to offer advice and a practical, professional marketing service without obligation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Sanderson  
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