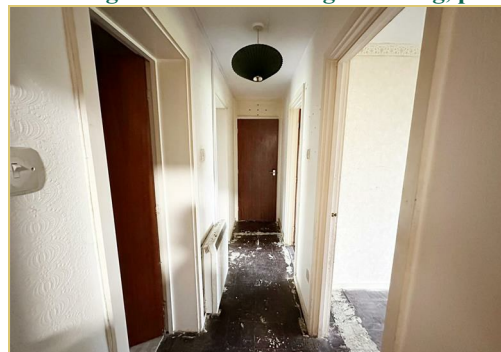




Warwick House Central Avenue, Manchester, M19 2FF £120,000

Sanderson James are now in receipt of an offer for the sum of £122,000 for Flat 31, Warwick House, M19 2FF. Anyone wishing to place an offer on this property should contact Sanderson James, 902, Stockport Road, M19 3AD, 0161 256 0808 before exchange of contracts.

Sanderson James is pleased to introduce this two-bedroom apartment located in Levenshulme, now available for sale. This apartment boasts a spacious reception room, a generously sized kitchen, a master bedroom, a second well-proportioned bedroom, and a family bathroom. While this home would require cosmetic improvement, it holds great potential. Benefiting from the presence of several highly-rated schools in close proximity, including Manchester Grammar School, and excellent transport links and local shops nearby, this property represents a potential family home for first-time buyers or an attractive investment opportunity for investors seeking lucrative returns. If you're interested in learning more or scheduling a viewing, please contact Sanderson James.



Lounge

Kitchen

Bedroom One

Bedroom Two

Bathroom

Sales 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

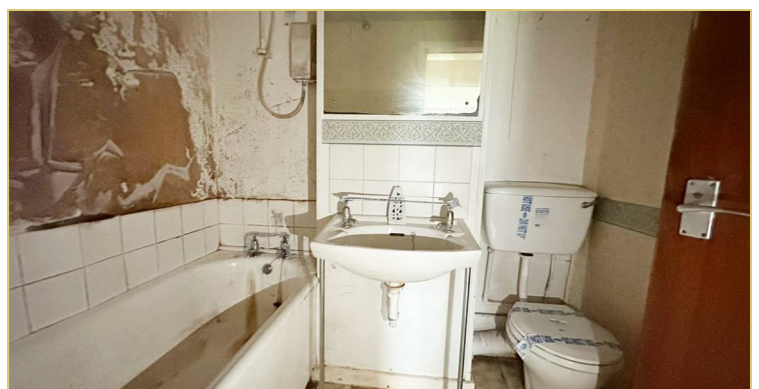
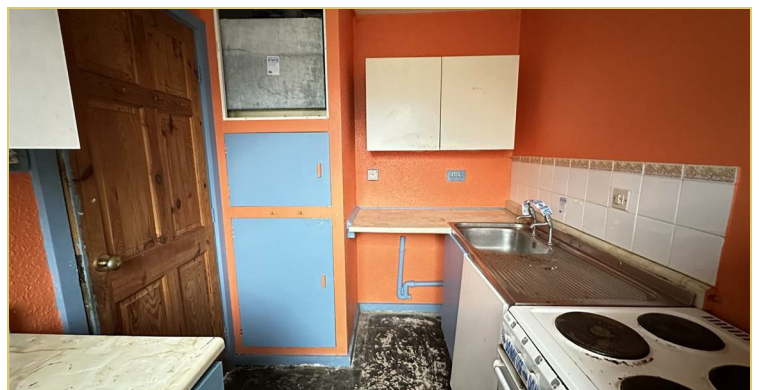
If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime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

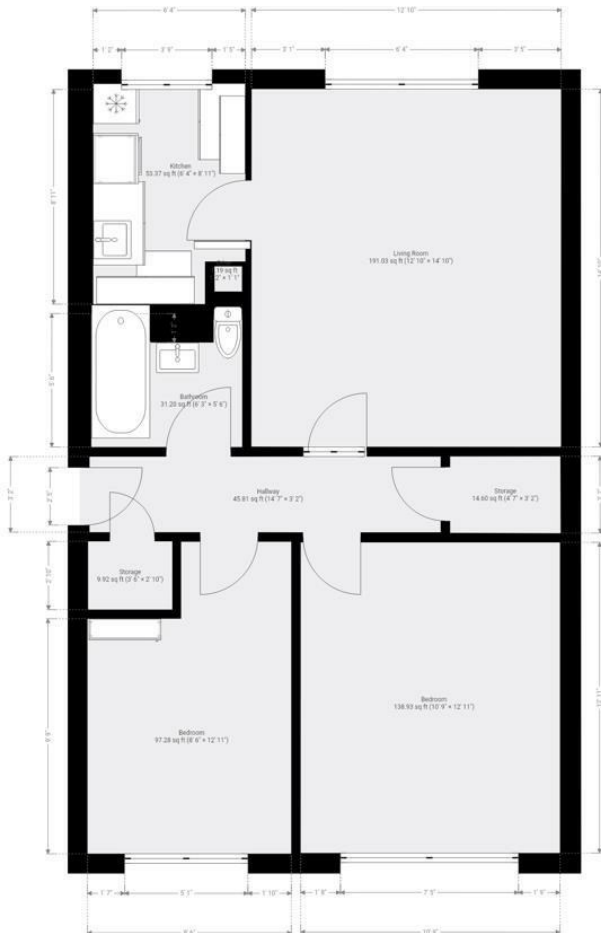
Sales opening hours

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

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) A			76
(81-91) B			
(69-80) C			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(32 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

