

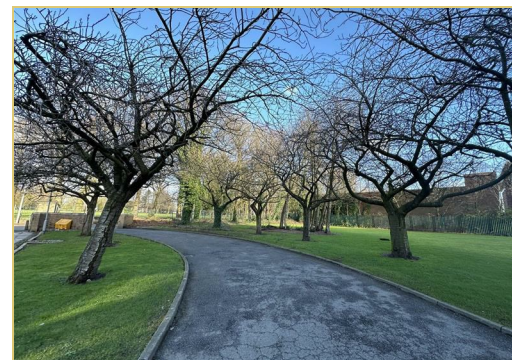
902 Stockport Road, Levenshulme, Manchester, M19 3AD
Tel: 0161 2560808 | levenshulme@sandersonjames.co.uk
www.sandersonjames.co.uk

Sanderson
James



332 Demesne Road, Manchester, M16 8PH £20,000

****ROOM FOR SALE IN VERY POPULAR STUDENT LOCATION*CASH BUYERS ONLY**** Sanderson James are delighted to offer a room for sale in the main building of Montgomery House on Demesne Road. The property is surrounded by key landmarks that potential tenants will be looking for when wanting to commute to the city center or to the universities. It is a few moments' walk away from Princess Road and is overlooking Alexandra Park. Within the building included with the room is a communal kitchen with all appliances, communal area for occupiers to sit & also a gym at no extra cost. The room itself is a good size double with space for a desk and wardrobe. There is also a sink within the room and a window overlooking the large gardens which surround the property. The communal living area has French doors leading out onto the patio which would be ideal for tenants to use in the summer. Montgomery House is designed specifically for students and offers over 200 rooms available to rent. The whole building is managed by a non-profitable organization to ensure its investors are able to make a solid return on their room each year. The room is currently tenanted and is rented with bills included. Viewings are recommended and can be arranged by contacting Sanderson James on 0161 256 0808. We look forward to hearing from you.



Room 322

Sale 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.

Are You 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.

Anti 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 Open Hours

OPENING HOURS We are open 6 days a week. Monday - Wednesday 9.30am - 6.00pm, Thursday 9.30am - 7.00pm, Friday 9.30am - 5.00pm, Saturday 9.30am - 3.00pm.

Lettings Contact

Please contact Sanderson James to arrange a viewing on 0161 231 9696 or email renting@sandersonjames.co.uk to appreciate the quality this property has to offer.

Reference and deposit required.

