



• mcgowan homes •

105 Waterloo Road, Manchester



- Spacious THREE Bed, First Floor Maisonette
 - Gas Central Heating / Double Glazed
- Sunshine Lounge / Dining Kitchen And Utility Area
 - Rear Courtyard / Communal Lawned Gardens
- Resident Parking / Ideal For Access To City Centre

£179,995

Spacious THREE bed first floor maisonette with a rear courtyard, delightful communal gardens and resident off road parking. Briefly comprising of gas central heating, double glazed windows, ground floor entrance with staircase to the first floor maisonette. The accommodation comprises of a spacious sunshine lounge, dining kitchen, utility area, three bedrooms and a large bathroom. There is also a fixed staircase to the rear which affords external access. Externally to the front are communal lawned gardens, pathways to the entrance and resident off road parking. There is also a courtyard to the rear. Ideally positioned for access to local shops and amenities, Manchester city centre is just a short drive away and ideal for access to the motorway network.

ENTRANCE

Ground floor entrance with staircase to the first floor maisonette.

SUNSHINE LOUNGE

7.22m x 3.65m (23'8" x 11'11")

Front to rear aspect with two radiators and carpet flooring.



DINING KITCHEN

4.25m x 3.67m (13'11" x 12'0")

Side aspect with a range of wall and base units incorporating stainless steel sink, electric hob and oven, laminated wooden flooring. Access to inner hall and bathroom.



BEDROOM 1

3.73m x 3.08m (12'2" x 10'1")

Front aspect with carpet flooring and radiator.



BEDROOM 2

3.41m x 2.88m (11'2" x 9'5")

Rear aspect with carpet flooring and radiator.



BEDROOM 3

2.22m x 1.89m (7'3" x 6'2")

Front aspect with carpet flooring and radiator.

BATHROOM

Spacious bathroom comprising of bath with shower off mixer taps, sink, low-level W.C, laminated wooden flooring and radiator.



UTILITY AREA

2.49m x 1.91m (8'2" x 6'3")


Useful utility area with space and plumbing for an automatic washing machine and dryer, laminated wooden flooring and radiator.

INNER HALL

Access to staircase leading to external rear access.

OUTSIDE

Externally to the front are communal lawned gardens, pathways to the entrance and resident off road parking. There is also a courtyard to the rear.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	80	80
(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 CO2 emissions		
(92 plus) A	80	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		

PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR
1074 sq.ft. (99.8 sq.m.) approx.



THREE BED FIRST FLOOR MAISONETTE

TOTAL FLOOR AREA: 1074 sq.ft. (99.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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