



Lawrence Copeland
town & city centre



FOR SALE

9 Haymans Walk, off Whitekirk Close, Manchester M13 9TF

PRICE: £290,000 NO CHAIN

Located in a pleasant walk, just off Whitekirk Close, and likely to appeal to first time buyers, owner occupier or property investor with a rental potential of approximately £1,300 to £1,400 pcm. An attractive, mid terraced, mews house built with rustic facing brick to elevations under a pitched tiled roof. The property is offered for sale Freehold and has a combi gas central heating boiler system and uPVC double glazing. Outside, there is a small front garden and an enclosed rear garden with lawn and sun patio. Parking is available on surrounding streets subject to residents permit from the local authority or normal meter parking, subject to availability. Great location within a quarter of a mile of Manchester City Centre, Piccadilly Station and Manchester University. All amenities available.

ACCOMMODATION

Ground Floor: Entrance Hall with front door, uPVC double glazed window, laminate flooring, under stairs store with Worcester combi gas central heating boiler system, radiator, meter cupboard and storage cupboard.

Cloakroom/WC comprising low level WC, wash hand basin in vanity unit with cupboard below, uPVC double glazed window, decorative wall boarding.

Lounge (rear) measuring 14 ft 10 x 10 ft 11 (4.52m x 3.33m) with uPVC double glazed window, feature effect fireplace, central heating radiator, laminate flooring and opening to Dining Room.

Dining Room Area (rear) measuring 11 ft 9 x 8 ft 2 (3.58m x 2.49m) with uPVC double glazed French doors to garden, laminate flooring, central heating radiator, built in storage cupboard, opening to the Lounge, doorway to Kitchen.

Fitted Kitchen (through room) measuring 11 ft 11 x 7 ft 10 (3.63m x 2.39m) with uPVC double glazed windows to the front and the rear and uPVC double glazed back door to rear garden, ceramic tiled floor, attractive fitted units with white and grey high gloss doors and beech effect worktops incorporating a range of wall and base cupboards, one and a half bowl single drainer sink unit, space and plumbing for washing machine, extractor hood, decorative panelled splashback, breakfast bar, radiator.

First Floor: Landing with access to loft, built in storage cupboard, uPVC double glazed window, radiator.

Bedroom One (rear) measuring 11 ft 10 x 9 ft 9 (3.61m x 2.97m) with uPVC double glazed window and central heating radiator.

Bedroom Two (rear) measuring 11 ft 10 x 7 ft 6 (3.61m x 2.29m) with uPVC double glazed window, integral wardrobe, radiator.

Bedroom Three measuring 8 ft 6 x 7 ft 9 (2.59m x 2.36m) with uPVC double glazed window, integral wardrobe, radiator.

Shower Room/WC combined measuring 6 ft 4 x 6 ft 3 (1.93m x 1.91m) comprising low level WC, pedestal wash hand basin, glazed double shower cubicle with shower with monsoon shower head and flexible hose, radiator, decorative wall boarding, chrome ladder radiator, extractor fan.

Outside, there is a small front garden and an enclosed rear garden with lawn, patio, fenced boundaries and gate leading to communal rear walkway.

Note: there is parking in the area on surrounding roads subject to residents permit from Manchester City Council and on street parking subject to general parking restrictions and meters.

Tenure

We are advised by the vendor the property is believed to be Freehold, free from chief rent. Depending on the Leasehold /Freehold title any current Ground/Chief Rent, if applicable, together with current service charge details are to be confirmed by the Vendors solicitor (but are available on request from our office at any time).

Local Authority is Manchester City Council
Council Tax Band: A

To View please telephone our office for an appointment.

Note: The condition of the system and/or appliances is not known.

Fixtures and Fittings

All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded.

Photographs

Photographs are reproduced for general information, and it must not be inferred that any item is included for sale with the property.

E2124





ENERGY PERFORMANCE CERTIFICATE

9 Haymans Walk
MANCHESTER
M13 9TF

Energy rating
C

Valid until
28 August 2032

Certificate number
9102-3228-1770-0128-1222

Property type	Mid-terrace house
Total floor area	90 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EXTERNAL PHOTOGRAPHS



Please note these sales particulars are thought to be materially correct although their accuracy is not guaranteed and they do not form part of any contract.

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