



Lawrence Copeland
town & city centre



FOR SALE

66 Angora Drive, Trinity Riverside, Manchester M3 6AR

PRICE: **£270,000 NO CHAIN**

Ideal for owner occupier or property investor with rental potential of £1,300 to £1,400 pcm. A most attractive, refurbished, semi detached house, originally built by Wimpey Homes, with rustic facing brick to elevations under a pitched covered roof. The house has a gas central heating system and uPVC double glazing and has been refurbished to the kitchen and bathroom areas, redecorated and ready to move into. The house has gardens to the front and rear and a driveway. Popular location within a quarter of a mile of Manchester City Centre.

ACCOMMODATION

Ground Floor

Hall with front door, single panel central heating radiator, door to Lounge.

Good sized Lounge (front) measuring 14 ft 5 x 11 ft 7 (4.39m x 3.53m) with uPVC double glazed window, laminate flooring, single panel central heating radiator, archway to Dining Room.

Dining Room (rear) measuring 10 ft 2 x 7 ft 9 (3.10m x 2.36m) with uPVC double glazed patio doors to the garden, laminate flooring, double panel central heating radiator, opening to Lounge and door to Kitchen, under stairs store.

Refurbished Kitchen (rear) measuring 10 ft 2 x 6 ft 10 (3.10m x 2.08m) with uPVC double glazed window, gas central heating boiler system, attractive fitted units with high gloss doors incorporating a range of wall and base cupboards, extractor hood, gas hob and electric under oven, space and plumbing for washing machine, recess for fridge/freezer, single drainer sink unit, ceramic tiled floor, single panel central heating radiator.

On the **First Floor** there is a **landing** with access to the loft, built in airing cupboard with hot water cylinder.

Bedroom One (front) measuring 14 ft 10 x 8 ft 5 plus door recess (4.52m x 2.57m) with uPVC double glazed window, integral half wardrobe/cupboard, single panel central heating radiator.

Bedroom Two (rear) measuring 9 ft 5 x 7 ft 5 (2.87m x 2.26m) with uPVC double glazed window and single panel central heating radiator.

Bedroom Three (front) measuring 7 ft 8 into recess x 7 ft 4 (2.34m x 2.24m) with uPVC double glazed window and single panel central heating radiator.

Bathroom/WC combined (side) with attractive white suite with chrome fittings comprising low level WC, pedestal wash hand basin, bath with glazed shower screen and over bath shower, mirrored vanity cabinet, ceramic tiled floor, extractor fan, single panel central heating radiator, uPVC double glazed window.

Outside, to the front of the property is a front garden with lawn and driveway and side courtesy gate leading to an enclosed rear garden with lawn, walling to the rear boundary, fencing to the side boundaries.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 999 years from 10th July 1992 (967 years remaining). 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).

Service Charge

There is a small service charge payable to the Management Company and further details are available on request from our office.

Local Authority is Salford City Council
Council Tax Band: B

Directions

Travelling along The Crescent (A6) in the direction of Manchester City Centre, on reaching the traffic light junction with Adelphi Street, turn left into Adelphi Street and proceed along the road which eventually becomes Silk Street. Turn left into Brocade Close and bear to the right at the roundabout into Angora Drive where the house can be found.

To View please telephone our office for an appointment.

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

Fixtures and Fittings

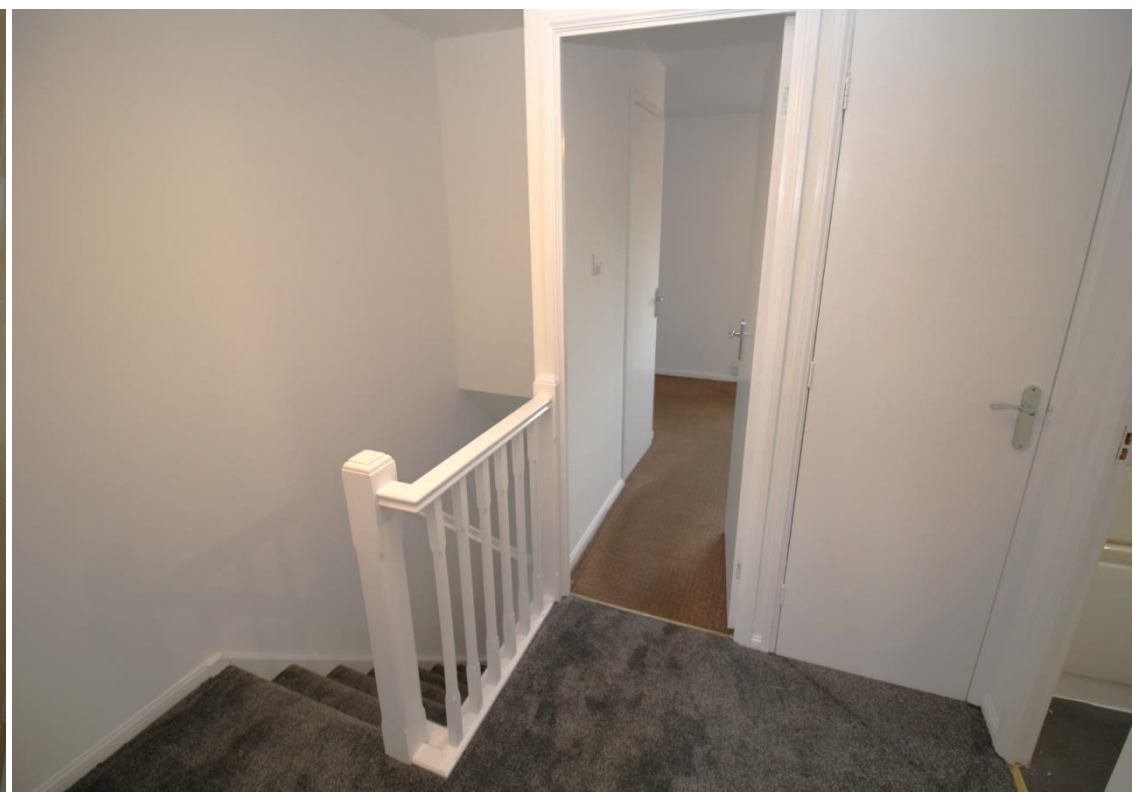
All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded.

Photographs

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

G0924





ENERGY PERFORMANCE CERTIFICATE

66 Angora Drive
SALFORD
M3 6AR

Energy rating
D

Valid until
16 August 2031

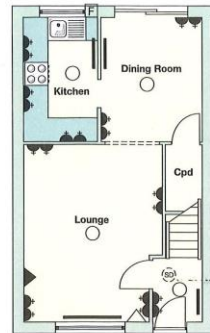
Certificate number
9731-1001-9208-9939-1204

Property type Semi-detached house
Total floor area 75 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

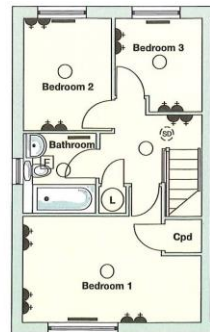
Ground Floor



The ground floor is well laid out with a useful storage cupboard under the stairs.

Lounge	4435 x 3228mm	12' 0" x 10' 7"
Dining Room	3120 x 2437mm	10' 3" x 8' 0"
Kitchen/ Breakfast Room	3120 x 2078mm	10' 3" x 6' 10"

First Floor



One double and two single

bedrooms are served by a family bathroom.

Bedroom 1	4580 x 2800mm	15' 0" x 8' 6"
Bedroom 2	2865 x 2215mm	9' 5" x 7' 3"
Bedroom 3	2355 x 2300mm	7' 9" x 7' 7"

- Ceiling lighting
- ▲ Television outlet
- ⚡ Single switch socket
- ⚡ Twin switch socket
- ☒ Telephone outlet
- ☒ Radiator
- ☒ Smoke detector
- ☒ Extractor fan
- ☒ Shower point



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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