



Lawrence Copeland
town & city centre



FOR SALE

58 Barrow Hill Road, Manchester M8 8DB

PRICE: £225,000 NO CHAIN

Located on a popular development within half a mile of Manchester City Centre and built by Bellway Homes, this attractive, brightly appointed, semi detached house of approximately 699 square foot (65 m sq.) has a gas central heating boiler system and uPVC double glazing. The property is likely to appeal to owner occupier or property investor with a rental potential of £1,250 pcm. There is a small front garden and an enclosed rear garden and there is a secure perimeter car park to the rear of the development with one designated parking space. The area is well served by both educational and recreational facilities. All amenities available.

ACCOMMODATION

Ground Floor:

Enclosed Porch with front door, single panel central heating radiator.

Ground Floor Cloakroom/WC with low level WC, pedestal wash hand basin, uPVC double glazed window, single panel central heating radiator, new vinyl flooring.

Lounge (front) measuring 15 ft 3 (4.65m) x 11 ft 5 (3.48m) with uPVC double glazed window, door to Porch, open plan staircase, understairs store, single panel central heating radiator and door to Dining Kitchen.

Dining Kitchen (rear) measuring 14 ft 4 (4.37m) x 8 ft 10 (2.69m) with uPVC double glazed window, uPVC double glazed French door to garden, fitted units with white doors and granite effect worktops incorporating a range of wall and base cupboards, extractor hood, gas hob, electric under oven, space and plumbing for washing machine, recess for fridge/freezer, ceramic tile splashbacks, single drainer sink unit, Potterton gas central heating boiler system, single panel central heating radiator, new vinyl flooring.

First Floor:

Landing with access to loft.

Bedroom One (front) measuring 14 ft 4 (4.37m) x 8 ft 2 plus recess (2.49m) with two uPVC double glazed windows, single panel central heating radiator, built in airing cupboard with hot water cylinder.

Bedroom Two (rear) measuring 9 ft 1 (2.77m) x 6 ft 4 (1.93m) with uPVC double glazed window and single panel central heating radiator.

Bedroom Three (rear) measuring 8 ft 9 (2.67m) x 7 ft 11 into recess (2.41m) with uPVC double glazed window and single panel central heating radiator.

Bathroom/WC combined with white suite comprising low level WC, pedestal wash hand basin, bath with over bath shower, new vinyl floor covering, extractor fan, part tiled walls, uPVC double glazed window.

Outside, there is a small front garden and an enclosed rear garden with courtesy gate to rear residents' secure perimeter car park with one designated parking space.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 150 years from 13/11/1996 (122 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 Manchester City Council
Council Tax Band: B

Directions

Travelling from Manchester City Centre in the direction of Prestwich along Bury New Road, turn right at the traffic light junction into Waterloo Road, just before reaching the traffic light junction with Elisabeth Street, turn left into Barrow Hill Road where the house can be found on the right hand side.

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.

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ENERGY PERFORMANCE CERTIFICATE

FLOOR PLAN

58, Barrow Hill Road MANCHESTER M8 8DB		Energy rating D
Valid until 22 July 2030	Certificate number 8204-2975-9522-5926-7303	

Property type	Semi-detached house
Total floor area	65 square metres



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.

Proprietor Elbonmill Ltd. incorporated in England on 30th November 1972 No. 01084480. Registered Office: 9 The White House, Suffolk Road, Altrincham, Cheshire, WA14 4QX Directors: L.G. Copeland FRICS FNAEA E. Copeland D. Copeland

Imperial Court, 2 Exchange Quay, Salford Quays M5 3EB

Tel: 0161 834 1010

Email: reception@lawrencecopeland.com

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