

Flat 5, 611 Manchester Road, Denton, Manchester, M34 2PF



- NO VENDOR CHAIN
- Top Floor Apartment
- Spacious Accommodation
- Lovely View
- One Double Bedroom

- Large Entrance Hallway
- Kitchen/Diner
- Light and Spacious Accommodation
- Ideal for Shopping Facilities
- Good Commuting Distance to Manchester

Flat 5, 611 Manchester Road, Denton, Manchester, M34 2PF

MAIN DESCRIPTION

*****NO VENDOR CHAIN*****

Stepping Stones are delighted to offer for sale this ideal buy to let investment, or first time buyer home ideally situated on Manchester Road in Denton with excellent transport links and M60 Motorway Networks.

Located on the top floor, the flat benefits from spacious accommodation and natural light and in brief comprises; Communal Entrance, Private spacious Hallway, Bathroom, Kitchen/Breakfast, Lounge and Double Bedroom with walk in closet.

There is a lovely open aspect to the front.



Flat 5, 611 Manchester Road, Denton, Manchester, M34 2PF

COMMUNAL ENTRANCE

Communal entrance with stairs to the second floor accommodation & door to flat.

PRIVATE ENTRANCE HALLWAY

Private entrance hallway with steps leading to a spacious office landing with Velux style window, ceiling light point, power points, consumer unit and wall mounted heater.

BATHROOM

12' 1" x 5' 2" (3.68m x 1.57m) A three-piece suite comprising of low-level WC, sink cabinet unit and bath with over bath shower, wall mounted chrome heated towel rail, wall light points, cupboard with storage tank.

KITCHEN/DINER

14' 1" x 9' 8" (4.29m x 2.95m) A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, stainless steel sink and drainer unit, plumbing for automatic washing machine, space for condensing dryer, space for oven, ceiling light points, breakfast bar, wall mounted heater, internal door through to lounge, uPVC double glazed window to the side elevation.

LOUNGE

14' 6" x 9' 6" (4.42m x 2.9m) uPVC double glazed window to the front elevation with open aspect, wall mounted heater, ceiling light point, wall mounted electric fire, TV aerial point.

DOUBLE BEDROOM

14' 7" x 9' 9" (4.44m x 2.97m) A generous double bedroom with uPVC double glazed window to the front elevation, ceiling light point, wall mounted heater, walk-in wardrobe.

DISCLAIMER

Tenure - Leasehold

Annual Ground Rent - £

Annual Ground Rent Review Period

Service Charge

Annual Service Charge Review Period

Council Tax Band - A

EPC Rate - D



Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such information intended to be a statement or representation of fact. Any prospective purchaser or lessee must conduct their own inspection to satisfy themselves as to the accuracy of each statement contained within our property descriptions. In the event floorplans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.
Should you proceed with the purchase of this property these details must be verified by your Solicitor.

Stepping Stones Asset Management Limited, 18 High Street East, Glossop, SK13 8DA, 01457 858955.
Company Registration Number 10234493. VAT Registration Number 289737140.